

Exhibit “A”

**RESOLUTION OF THE
TOWNSHIP OF WEST ORANGE
PLANNING BOARD**

RESOLUTION APPOINTING THE FIRM HEYER GRUEL & ASSOCIATES
AS CONSULTING PLANNERS TO THE PLANNING BOARD OF THE TOWNSHIP OF
WEST ORANGE FROM OCTOBER 2, 2025 TO DECEMBER 31, 2025

WHEREAS, the firm Heyer Gruel & Associates has demonstrated through the submission of a response to the Township and Board's requests for proposals that they are duly qualified to serve the Board as consulting planning consultants; and

WHEREAS, the Board's previously appointed planning consultants, Nishuane Group, LLC, resigned their position with the Board effective September, 10, 2025; and

WHEREAS, the Planning Board has thus determined that Heyer Gruel & Associates should be appointed as the Board's consulting planning consultants; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1, et. seq.) permits the awarding of the professional service contracts without competitive bid; and

WHEREAS, this Resolution shall constitute the Board's contractual agreement with Heyer Gruel & Associates to serve as its planning consultants for the period of October 2, 2025 through December 31, 2025.

NOW, THEREFORE, be it resolved by the Planning Board of the Township of West Orange as follows:

1. Heyer Gruel & Associates be and hereby are appointed as consulting planners to the Planning Board of the Township of West Orange, effective October 2, 2025, through and including December 31, 2025, to review applications filed with the Board as assigned by the Board, provide the Board with his/her comments on the assigned applications, attend all Board meetings where those applications will be heard and perform such other services as the Board may direct, including Master Plan consistency reviews of proposed land use ordinances and proposed capital improvement programs and such other services as the Board may direct. Heyer Gruel shall be compensated in accordance with the fee service proposals dated September 22, 2025 and September 25, 2025 attached hereto as Exhibit A.

2. The appointment does not include work to be performed by Heyer Gruel & Associates with respect to the Fourth Round Affordable Housing Element and Fair Share Plan which is the subject of a separate agreement and resolution approved by the Township Council.
3. This appointment is awarded without competitive bid as a “professional service” in accordance with N.J.S.A. 40A:11-5 of the Local Public Contracts Law due to Heyer Gruel & Associates’ experience as planning consultants and planners serving public entities.
4. A notice of this action shall be published in the official newspaper of the Township of West Orange.

Adopted: 10/3/25

A handwritten signature in black ink, appearing to read 'J. Baquerizo', written over a horizontal line.

Jamilet Baquerizo Vite

Planning Board Secretary

Vote Action Taken by the Board on October 3, 2025:

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
K. Alper			X			
J. Guarino		X				---
L. Klein					X	
S. McCartney						---
C. Morgan			X			
S. Scarpa			X			
F. Noborine			X			
W. Wilkes			X			
J. Cardoza			X			
L. Kapferer			X			
R. Bagoff	X		X			

Vote on Memorialization on October 3, 2025:

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
K. Alper		X	X			
J. Guarino						---
L. Klein					X	
S. McCartney						---
C. Morgan			X			
S. Scarpa			X			
F. Noborine			X			
W. Wilkes			X			
J. Cardoza			X			
L. Kapferer			X			
R. Bagoff	X		X			



September 30, 2025

Diana P. McGovern, Esq.
Gaccione Pomaco, P.C.
1 Boland Drive- Suite 102
West Orange, NJ 07052
dmcgovern@gpmlegal.com

Dear Ms. McGovern,

As requested, we are pleased to submit the proposal to provide professional planning services to the West Orange Planning Board (PB) for the three (3) applications. These applications, as we understand, are to be heard before the Board prior to the end of the year and HGA is providing its professional planning services to assist the Board with the review of these applications.

1. App # PB 24-01-West Essex Highland Inc.

It is our understanding that there have been over 15 hearings and it is anticipated that there will be at least 2-4 additional PB hearings before the vote on this application. Due to complexity and length of time this application is taking, our scope would include the following:

- Review of all of the hearing transcripts and all the documents submitted by the applicant and objectors
- Review of all memos prepared by Board Professionals
- Preparation of a memo from our firm
- Attendance (in person) at future PB meetings (up to 4 meetings)
- Consultation with Board Professionals

Total Estimated Cost (not to exceed).....\$14,800.00

2. App# PB 25-04 Blue Violet Grow, LLC & App #2503-Kantor Residence

It is our understanding that these two applications have been recently filed and deemed complete and to be heard at the PB before the end of the year. It is our understanding that these application shall be conducted via Zoom and given the type of applications we assume no more than 1-2 meetings for these applications. Our scope would include the following:

- Review of the application package
- Review of all memos prepared by the Board professionals
- Preparation of a planning review memo from our firm
- Attendance at future Planning Board Meetings via Zoom (Up to 1-2 meetings)



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- Consultation with Board professionals

Total Estimated Cost(Not to exceed) for App# PB 25-04 Blue Violet Grow.....\$5,000.00

Total Estimated Cost(Not to exceed) for App #2503-Kantor Residence.....\$2,000.00

It is important to note, while it is difficult to determine the level of effort which will be necessary, the above noted costs are our estimates. The applications shall be billed at our hourly rates noted below:

HGA Hourly Fee Schedule

2025 FEE SCHEDULE - MUNICIPAL CLIENTS		
PRINCIPALS:	SUSAN S. GRUEL FRED HEYER	\$175 PER HOUR
PRINCIPAL PLANNERS:		\$165 PER HOUR
SENIOR PLANNERS:		\$150 PER HOUR
ASSOCIATE PLANNERS:		\$135 PER HOUR

It is anticipated that the firm's principal planner Malvika Apte, PP, AICP , Principal Planner with the firm would be the project manager and attend all Planning Board meetings. She has extensive experience working with municipalities. Megan Adam one of the firm's associate planners, would assist since she is very familiar with the Township.

Should you have any questions, please do not hesitate to contact me.

Sincerely yours,

HEYER, GRUEL & ASSOCIATES



Susan Gruel, PP
 Principal

Cc: Malvika Apte, AICP, PP