

RESOLUTION: 95-13

**RESOLUTION AUTHORIZING AGREEMENT FOR CERTAIN
PROFESSIONAL SERVICES ADOPTED BY THE BOROUGH OF
CLAYTON**

WHEREAS, there exists a need for specialized services on behalf of the Borough of Clayton; and

WHEREAS, funds are or will be available for this purpose; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1 requires that notice with respect to contracts for Professional Services awarded without competitive bids must be publicly advertised.

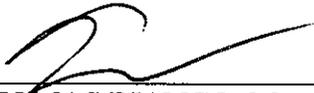
NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Clayton, County of Gloucester, and State of New Jersey as follows:

1. That Remington & Vernick, of Haddonfield, New Jersey is hereby hired to provide services for the preparation of Redevelopment Plan, for the Borough of Clayton in an amount not to exceed \$15,600.00.
2. The term of this contract shall be from May 9, 2013 to May 8, 2014.
3. The Contract is awarded without competitive bidding as a "Professional Service" in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-11-5(1)(a), and the Fair and Open Process because it is for services performed by persons authorized by law to practice a recognized profession.
4. A copy of this resolution as well as the Contract shall be placed on file with the Clerk of the Borough of Clayton.
5. A notice in accordance with the Local Public Contracts Law of New Jersey shall be published in The Sentinel or South Jersey Times.
6. The Mayor and Clerk of the Borough of Clayton are hereby authorized to execute a Contract outlining the above on behalf of the Borough of Clayton.

ADOPTED at a meeting of the Mayor and Council of the Borough of

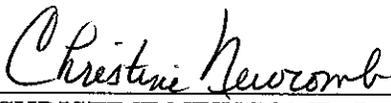
Clayton, County of Gloucester, and State of New Jersey on May 9, 2013.

BOROUGH OF CLAYTON



THOMAS BIANCO, Mayor

Attest:



CHRISTINE NEWCOMB, Borough Clerk

CERTIFICATE OF AVAILABILITY OF FUNDS

From: Donna Nestore, Chief Financial Officer, Borough of Clayton

To: Mayor and Council, Borough of Clayton

Re: Remington & Vernick. – Preparation of Redevelopment Plan
Delsea Drive Rehabilitation Area

AMOUNT OF CONTRACT: \$15,600.00

Any expenditures required for the above referred contract are properly chargeable to Bond Ordinance #9-12.

I hereby certify that, as of this date, adequate funds have been appropriated in said line and are available to satisfy the expenditure required for the above referenced contract.



DONNA NESTORE
Chief Financial Officer
Borough of Clayton

Dated: May 9, 2013

REMINGTON & VERNICK ENGINEERS AND AFFILIATES

EDWARD VERNICK, PE, CME, President
CRAIG F. REMINGTON, PLS, PP, Vice President

EXECUTIVE VICE PRESIDENTS

Michael D. Vena, PE, PP, CME (deceased 2006)
Edward J. Walberg, PE, PP, CME
Thomas F. Beach, PE, CME
Richard G. Arango, PE, CME

**DIRECTOR OF OPERATIONS
CORPORATE SECRETARY**
Bradley A. Blubaugh, BA, MPA

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John J. Cantwell, PE, PP, CME
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Frank J. Seney, Jr., PE, PP, CME
Terence Vogt, PE, PP, CME
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Charles E. Adamson, PLS, AET
Kim Wendell Bibbs, PE, CME
Marc DeBlasio, PE, PP, CME
Leonard A. Faiola, PE, CME
Christopher J. Fazio, PE, CME
Kenneth C. Ressler, PE, CME
Gregory J. Sullivan, PE, PP, CME
Richard B. Czekanski, PE, CME, BCEE

Remington & Vernick Engineers

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(856) 795-9595
(856) 795-1882 (fax)

Remington, Vernick & Vena Engineers

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(732) 286-9220
(732) 505-8416 (fax)

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Old Bridge, NJ 08857
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Remington, Vernick & Walberg Engineers

845 North Main Street
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(609) 645-7110
(609) 645-7076 (fax)

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(609) 522-5150
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Remington, Vernick & Beach Engineers

922 Fayette Street
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(610) 940-1050
(610) 940-1161 (fax)

73 West Main Street, Rear
Mechanicsburg, PA 17055
(717) 766-1775
(717) 766-0232 (fax)

1000 Church Hill Road, Suite 220
Pittsburgh, PA 15205
(412) 263-2200
(412) 263-2210 (fax)

Univ. Office Plaza, Bellevue Building
262 Chapman Road, Suite 105
Newark, DE 19702
(302) 266-0212
(302) 266-6208 (fax)

Remington, Vernick & Arango Engineers

The Presidential Center
Lincoln Building, Suite 600
101 Route 130
Cinnaminson, NJ 08077
(856) 303-1245
(856) 303-1249 (fax)

300 Penhorn Avenue, 3rd Floor
Secaucus, NJ 07094
(201) 624-2137
(201) 624-2136 (fax)

April 22, 2013

Susan B. Miller, Borough Administrator
Borough of Clayton
125 North Delsea Drive
Clayton, New Jersey 08312-1698

Re: **Professional Services Proposal
Preparation of Redevelopment Plan
Delsea Drive Rehabilitation Area
M2013-152**

Dear Sue:

Remington & Vernick Engineers is pleased to forward this professional services proposal for the preparation of a redevelopment plan for the Delsea Drive Rehabilitation Area, being the area so declared by Borough Council subsequent to consideration by the Planning Board of a Preliminary Investigation Report, prepared by this firm, dated March 2011.

Redevelopment plans are regulated by the Local Redevelopment and Housing Law N.J.S.A. 40:12A-1 et seq; section 40A:12A-7 of same enumerates the requirements of a complete plan. In capsule summary, these requirements include:

- a. Relationship to local objectives as to land use, population density, traffic and public transportation, public utilities, recreation, community facilities, and other public improvements;
- b. Permitted land use and building requirements;
- c. Relocation assistance, as necessary;
- d. Identification of areas for potential acquisition;
- e. Significant relationship to the master plans of adjoining municipalities, the county master plan, and the State Development and Redevelopment Plan (SDRP);
- f. Relationship to existing municipal development regulations.

In addition, the plan may address opportunity for provision of housing affordable to households of low and moderate income.

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As a point of interest, the preparation of redevelopment plans affords municipalities more control over development as (i) development must be in accord with the redevelopment plan; (ii) development regulations may be refined to the extent though necessary by Borough Council to achieve the goals of the redevelopment initiative; and (iii) the redevelopment plan may include mutually agreed upon provisions negotiated as part of a redeveloper agreement.

Redevelopment plans may adopt existing zoning and development regulations or, in the alternative, the plan may set forth new standards. The former approach would allow for development as now anticipated by prevailing zoning and allow for any number of redevelopment projects to move ahead provided conformance with existing zoning. The latter approach is more transformative as to the future look and arrangement of the Delsea Drive corridor given it would provide enhanced development regulations and be more laser-like in terms of what type of uses would be permitted where. Given the scope of this latter approach, plan preparation works best when prepared with the advice of a committee or subcommittee. In either case, the redeveloper and the Borough enjoy the same benefits which accrue from the preparation of a plan for revitalization as enabled by the State's redevelopment statute.

The work required for the preparation of a redevelopment plan adopting the prevailing zoning and development regulations can be performed for a not to exceed amount of \$5,900.00. This fee includes up to two (2) meetings with Borough Council and one (1) round of comprehensive amendments as may be found necessary.

 Preparation of a redevelopment plan establishing new standards can be performed for a not to exceed amount of \$15,600.00. This fee includes up to two (2) meetings with Borough Council and up to four (4) meetings with the committee/subcommittee having oversight. The fee also includes one (1) round of comprehensive amendments as may be found necessary.

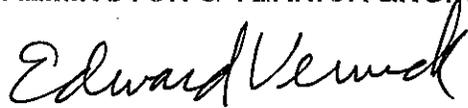
Deliverables will include twenty-five (25) paper copies of the plan and one (1) electronic version.

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We thank you for affording Remington & Vernick Engineers the opportunity to be considered for this project of such importance to the Borough. On review, if you have any questions or require any clarification, please contact George Stevenson at (856) 216-1890, extension 1095.

Sincerely yours,

REMINGTON & VERNICK ENGINEERS, INC.

A handwritten signature in cursive script that reads "Edward Vernick". The signature is written in black ink and is positioned above the printed name and title.

Edward Vernick, P.E., C.M.E.
President