

**BOROUGH OF HILLSDALE**  
**RESOLUTION 19289**

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**ACCEPTING THE PROPOSAL BY DMR ARCHITECTS FOR PLANNING SERVICES IN CONNECTION WITH THE REDEVELOPMENT PLAN FOR:  
BLOCK 1207, LOTS 8, 9, 10; BLOCK 1208, LOTS 1, 2, 3, 4, 5;  
BLOCK 1209, LOTS 2, 3, 4; BLOCK 1210, LOTS 8, 9, 10, 11; and  
BLOCK 1211, LOTS 1, 2**

**WHEREAS**, pursuant to prior Resolution, the Borough hired DMR Architects of 777 Terrace Avenue, Suite 607, Hasbrouck Heights, New Jersey 07604, to prepare necessary studies and reports to determine if the Study Area specified above constitutes an “Area in Need of Redevelopment” and to otherwise guide the Mayor and Council and the Planning Board in the redevelopment process, deliberations, and public hearing; and

**WHEREAS**, as a result of the investigation and study, the following real property:

<u>Block</u>	<u>Lot</u>	<u>Location</u>
1207	8	49 Prospect Place
1207	9	55 Prospect Place
1207	10	67 Prospect Place
1208	1	560 Piermont Ave
1208	2	74 Prospect Place
1208	3	539 Piermont Ave
1208	4	115 Patterson Street
1208	5	123 Patterson Street
1209	2	93 Prospect Place
1209	3	93 Prospect Place
1209	4	95 Prospect Place
1210	8	540 Piermont Ave (554 Piermont)
1210	9	550 Piermont Ave
1210	10	538 Piermont Ave
1210	11	77 Brookside Place
1211	1	145 Patterson Street
1211	2	60 Brookside Place

inclusive of any and all streets, “paper” streets, private drives and right of ways) were designated as an Area in Need of Redevelopment; and

**WHEREAS**, the Borough would like to move forward with the Redevelopment project; and

**WHEREAS**, DMR Architects submitted a Proposal for Planning Services for the Redevelopment Plan pursuant to N.J.S.A. 40A:12A-7, in a letter dated September 23, 2019, attached hereto and made a part hereof; and

**WHEREAS**, the Borough desires to hire DMR Architects for this project in accordance with said proposal for a fee of \$19,140.00; and

**WHEREAS**, this contract is being awarded to the Corporation based on the merits and abilities of the Corporation to provide the services as described herein. This contract was not awarded through a “Fair and Open Process” pursuant to N.J.S.A. 19:44a-20.4 *et seq.* As such, the undersigned does hereby attest that the Attorney, its subsidiaries, assigns or principals controlling in excess of 10% of the company has neither made a contribution that is reportable pursuant to the Election Law Enforcement Commission pursuant to N.J.S.A. 19:44A-8 or 19:44A-16, in the one (1) year period preceding the award of the contract that would, pursuant to P.L. 2004, c.19, affect its eligibility to perform this contract, nor will it make a reportable contribution during the term of the contract to any political party committee in the municipality if a member of that political party is serving in an elective public office of that municipality when the contract is awarded, or to any candidate committee of any person serving in an elective public office of that municipality when the contract is awarded; and

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of Hillsdale, County of Bergen, State of New Jersey, that Mayor John Ruocco is hereby authorized to sign the contract documents with DMR Architects, and all other appropriate Borough professionals are hereby authorized and directed to take any and all steps necessary to effectuate the purposes of said proposal.

**CERTIFICATE OF AVAILABILITY OF FUNDS**

I, David Sireci, Certified Municipal Financial Officer of the Borough of Hillsdale, hereby certify, pursuant to NJSA 40A:9-140.1, et seq. and NJAC 5:30.4, that the funds are available to the Borough of Hillsdale for calendar year 2019. Account # to be charged 9-21-00-100-001.

Dated: November 12, 2019

David Sireci, CMFO

David Sireci, CMFO

Council member	Motion	Second	Yes	No	Absent	Abstain	Recuse
DeRosa, Anthony			X				
Escobar, John			X				
Horvath, Zoltan			X				
Lundy, Abby			X				
Pizzella, Frank		X	X				
Segalas, Steven	X		X				
Ruocco, John							

Adopted: November 12, 2019

Attest:

Denise Kohan

Denise Kohan  
Municipal Clerk

John Ruocco  
John Ruocco  
Mayor

September 23, 2019

Mr. Jonathan M. DeJoseph, CMFO, CCFO, QPA  
CMFO – Borough Administrator and Qualified Purchasing Agent  
380 Hillsdale Avenue  
Hillsdale, NJ 07642

**Re: Redevelopment Plan for: Block 1207 – Lots 8, 9, 10; Block 1208 – Lots 1, 2, 3, 4, 5; Block 1209 – Lots 2, 3, 4; Block 1210 Lots 8, 9, 10, 11; Block 1211- Lots 1, 2**

Mr. Jonathan DeJoseph,

DMR Architects' is pleased to provide our proposal for professional Planning Services in connection with the above referenced project.

**A. Project Understanding**

It is our understanding the Borough of Hillsdale would like to move forward with the Redevelopment Plan for the above referenced project (Block and Lots) pursuant to N.J.S.A. 40A:12A-7.

The subject properties are generally located west of Patterson Street, along Prospect Place, Pierrmont Avenue, Brookside Place and Knickerbocker Avenue. The Investigation Area is primarily comprised of commercial and industrial uses along with surface and storage parking.

The western boundary of the area is a Category One (C1) stream. These special areas are established and protected through various rules and may vary in width. A 300 foot or Category One (C1) buffer is required by the Stormwater Management (NJAC 7:8) and the Flood Hazard Area Control Act rules (FHACA) at NJAC 7:13, for certain activities proposed adjacent to waters designated in the Surface Water Quality Standards (NJAC 7:9B) as C1 or their upstream tributaries in the same sub-watershed.

**B. Basic Professional Planning Services:**

DMR Architects will prepare a redevelopment plan with the following services:

1. Due Diligence

- a. On behalf of the Planning Board, DMR will prepare a draft redevelopment plan the area as required by N.J.S.A. 40A:12A-7.
- b. DMR will review any available plans, maps, surveys, traffic and transportation reports as well as any other pertinent information provided by the Township.
- c. DMR will review all available zoning information and well as previous submissions or plans associated with the properties.

**C. Redevelopment Plan:**

DMR Architects will prepare a Redevelopment Plan for the identified properties pursuant to the requirements in N.J.S.A. 40A:12A-7.

**1. Redevelopment Plan Components:**

- a. Introduction / Background Information N.J.S.A 40A:12A-7(a)(1):
  - Project Description;
  - Existing Land Uses / Zoning;
  - Goals and Objectives;
  - Statutory Requirements of a Redevelopment Plan;
- b. Proposed Land Uses and Zoning N.J.S.A 40A:12A-7(a)(2):
  - Definitions;
  - Permitted Uses;
  - Zoning & Bulk Standards;
  - Parking Standards;
  - Screening Standards;
  - Streetscape Standards;
  - Development and Design Standards;
- c. DMR will coordinate with the Borough's Traffic Engineer in order to determine if off-site improvements should be required as a part of the Redevelopment Plan:

**2. Redevelopment Plan Element Requirements:**

- a. Relationship to the Master Plans of contiguous municipalities N.J.S.A.40A:12A-7(a)(5)(a);
- b. Relationship to the Master Plan of the County N.J.S.A. 40A:12A-7(a)(5)(b);
- c. Relationship to State Development and Redevelopment Plan N.J.S.A. 40A:12A-7(a)(5)(c);
- d. Relationship to pertinent municipal development regulations N.J.S.A. 40A:12A-7(c);

**3. Redevelopment Plan Adoption / Meetings / Deliverables:**

- a. A maximum of six (6) project meetings / presentations;
- b. Materials, maps and preparation for meetings;
- c. Presentation to Planning Board during its review process as required N.J.S.A. 40A:12A-7(e);
- d. One hard copy and one digital copy of the final redevelopment plan.

**D. Compensation:**

Fees for Basic Services listed below shall be as follows:

I.	Due Diligence	\$ 1,980
II.	Redevelopment Plan	\$ 13,200
III.	Meetings	\$ 3,960
	<b>Total Fee</b>	<b>\$ 19,140</b>

**E. Reimbursable / Additional Services:**

Any additional services authorized by the Owner in advance will be invoiced at the following hourly rates, or in the alternative, a mutually agreeable fixed fee. This would include a public workshop / community meeting that would be billed hourly for the meeting and preparation time. DMR would provide an estimated fee based on the requested scope prior to initiating any work.

Professional Planner..... \$165  
Administration ..... \$ 75

Reimbursable expenses, including reproduction, printing, mailing, plotting and application fees paid to authorities having jurisdiction over the project if required and agreed to be fronted by DMR, shall be billed at a rate of 1.1 times the amount billed to DMR. Reimbursable expenses are estimated to be \$800.

**F. Exclusions**

- Any Services not expressly stated as a Basic Professional Planning Service
- Public Workshop / Perspectives / Renderings
- Meetings beyond those indicated above
- Public Notice
- Engineering (Civil/Environmental/Geotechnical/Traffic)
- Wetlands Delineation
- Surveys / Topography
- Soil Testing & Borings
- Hazardous Materials / Asbestos Assessment
- Environmental/Asbestos – Phase I or II Site Assessment
- Legal / Recommendation Report

**G. General Terms**

- DMR Architects will be paid for actual services performed under this proposal in the event of cancellation.
- Payment is a direct obligation and is not contingent upon any other schedule or other contracts or financial arrangements.

**H. Agreement**

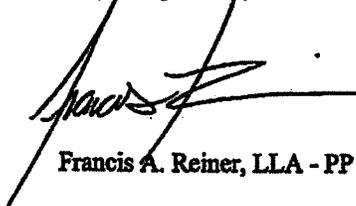
Execution of this proposal and payment of the initial fee installment shall serve to have DMR initiate the project and proceed with the agreed services and shall bind the Parties to the terms and conditions hereof.

**I. Acceptance**

This Proposal is entered into, effective as of the last date this proposal is executed by one of the parties. By executing below, the individuals represent that they are legally empowered and authorized to execute this Proposal.

Should you have any questions regarding the above proposal, please contact my office at 201-288-2600

Very Truly Yours,



Francis A. Reiner, LLA - PP

**Planner:** DMR Architects

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Name/Title:**

**Project Owner/Client:** Borough of Hillsdale

**Signature:** \_\_\_\_\_ **Date:** 11/12/19

**Name/Title:** Mayor John Ruocco