

Township of West Milford

Passaic County, New Jersey

~ Resolution 2011 - 106 ~

RESOLUTION OF THE TOWNSHIP OF WEST MILFORD, COUNTY OF PASSAIC AND STATE OF NEW JERSEY AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES CONTRACT WITHOUT COMPETITIVE BIDDING TO LANDMARK APPRAISAL, LLC FOR APPRAISAL SERVICES ASSOCIATED WITH THE RANDOM WOOD PROPERTY BLOCK 8001 LOT 1 IN AN AMOUNT NOT TO EXCEED \$2,500.00

WHEREAS, there exists a need for the Township to retain the services of an experienced, qualified entity or agency to provide a Self Contained Appraisal Report in compliance with NJDEP Green Acres standards for property previously purchased by the Township known as Random Woods property, Ridge Road, Block 8001, Lot 1, a partial taking of a portion of 93.995 acres from a tract that is assumed to be 98.9955 acres in total area; and

WHEREAS, as a result, the Township received a proposal from Landmark Appraisal, LLC dated February 8, 2011; and

WHEREAS, the Township wishes to award a contract without competitive bidding to Landmark Appraisal, LLC for the performance of such services; and

WHEREAS, the total amount of the contract shall not exceed \$3,150.00; and

WHEREAS, in the event additional services are required to be provided which exceed the total amount of this contract, a Resolution authorizing an amendment to this contract to increase the compensation limitations must be adopted; and

WHEREAS, the Chief Financial Officer has certified as to the availability of funds for same, said funds to be encumbered from account number T-14-56-850-000.

WHEREAS, pursuant to the Local Public Contracts Law, specifically, N.J.S.A. 40A:11-3, when the cost or price of any contract awarded by the contracting agent in the aggregate does not exceed in a contract year the total sum of \$17,500, the contract may be awarded by the contracting unit without public advertising for bids; and

WHEREAS, Landmark Appraisal, LLC has completed and submitted both a Political Contribution Disclosure Form and a Business Entity Disclosure Certification which certifies that the firm has not made any reportable contributions to a political or candidate committee in the Township of West Milford with the elected officials in the previous one year, and that the contract will prohibit Landmark Appraisal, LLC from making any reportable contributions through the term of the contract, and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1, et seq.) requires that the resolution authorizing the award of contracts for "professional services" without competitive bid and the contract itself must be made available for public inspection.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of West Milford, County of Passaic and State of New Jersey as follows:

1. The Township of West Milford hereby awards and authorizes the Mayor and Township Clerk to execute an agreement with Landmark Appraisal, LLC with offices located at 555 East Main Street, P.O. Box 121, Chester, N.J. 07930 for appraisal services to perform a Complete Self Contained Appraisal of the aforementioned property, in compliance with Green Acres appraisal standards considering both a current "as is" value as well as a

hypothetical value which will view the property under zoning and environmental regulations as of the current date, in an amount not to exceed \$3,150.00,

2. This contract is awarded without competitive bidding as the total price of the contract shall not exceed the \$17,500 bid threshold in accordance with the provisions of the Local Public Contracts Law, specifically N.J.S.A. 40A:11-3.
3. The total fee for this contract shall not exceed \$3,150.00 without adoption of an authorizing Resolution by the Township Council.
4. The Political Contribution Disclosure Form, Business Disclosure Entity Certification and the Determination of Value shall be placed on file in the Clerk's Office.
5. Notice of this action shall be published once in the Township's official newspaper as required by law.
6. A copy of this resolution shall be provided to Landmark Appraisal, LLC with offices located at 555 East Main Street, P.O. Box 121, Chester, N.J. 07930 for their information and guidance.

Adopted: March 16, 2011

Adopted this 16th day of March, 2011
and certified as a true copy of an original.

Antoinette Battaglia, Township Clerk

Landmark Appraisal, LLC