

GENERAL INFORMATION AND SPECIFICATIONS FOR PROSPECTIVE CONTRACTORS
SUBMITTING QUALIFICATIONS FOR 2020 CONTRACT FOR POSITION
OF PLANNER FOR THE TOWNSHIP OF DEERFIELD LAND USE BOARD

- I. **Invitation to Submit Qualifications.** The Township of Deerfield is requesting qualifications from individuals and/or firms for the following contract for the year 2020: Planner for the Township of Deerfield Land Use Board. The qualifications are being solicited through a fair and open process in accordance with N.J.S.A. 19:44A-20.5, *et. seq.*
- II. **Submitting and Delivery of Qualifications.** Qualifications must be submitted on or **before Monday, November 4, 2019** and may be submitted either by mail or in person by the prospective contractor or his agent. Qualifications must be enclosed in a sealed envelope and plainly marked “Qualifications for 2020 Contract for Township of Deerfield Planning Board Planner” and the envelope also shall have plainly marked on it the name and address of the prospective contractor.
- III. **Time and Place for Acceptance of Qualifications.** The Deerfield Township Clerk has been designated as the person authorized to receive all qualifications. All qualifications must be submitted in sealed envelopes to the Township Clerk, Township of Deerfield, 736 Landis Avenue, P.O. Box 350, Rosenhayn, New Jersey, 08352, either by mail or in person by the prospective contractor or his agent on or **prior to Monday, November 4, 2019** at 10:00 a.m., prevailing time. The Township Clerk will record the date and time of receipt of all proposals on the sealed envelope. No qualifications will be received after the time designated for receipt. Please submit 3 copies of your proposal.
- IV. **Contract Description and Qualifications.** The Planning Board Planner shall:
 - a. At the request of the Land Use Board review development applications and plans and drawings that are submitted with those applications and prepare a written report to the Land Use Board on the compatibility or incompatibility of the proposed development with the goals and objectives of the Master Plan of the Township of Deerfield.
 - b. Attend meetings of the Land Use Board. Offer expert testimony during the public hearing, if requested by the Land Use Board and if necessary, assist the Board in its deliberative and decision-making functions.
 - c. Assist the Board Solicitor in any litigation or potential litigation in which the Land Use Board is a named-party or could be named as a party.
 - d. Advise the Land Use Board and its professional staff and assist them in developing and implementing such policies and procedures as are necessary and proper for the development of land within the Township of Deerfield in accordance with the Master Plan of the Township of Deerfield. Such activity may include, without limitation, the drafting of proposed land use ordinances that the Land Use Board would like to forward to the Township Committee for consideration, the drafting of reports concerning land use activity in the offer such expert testimony during the public hearing and the preparation of a budget for a re-examination of the Master Plan of the Township of Deerfield. The regular duties of the Planner, however, shall not include preparation of a Master Plan Re-examination Report and related Master Plan Re-examination in that, in

the event the Land Use Board undertakes a Master Plan Re-examination, the professional services required by that process will be the subject of a separate contract.

The Planner shall be a duly licensed professional planner by the State of New Jersey in accordance with the provisions of N.J.S.A. 45:14A-1, *et. seq.*, and any administrative regulations promulgated thereunder.

The resumes or *curricula vitae* of all individuals who will perform services under the contract on behalf of the Township of Deerfield shall be submitted with the prospective contractor's qualifications.

The financial compensation for the Land Use Board Planner position is as follows:

- 1) **The retainer amount, for the planner's attendance at the Land Use Board regular and special meetings each month, including conversations with the Land Use Board Secretary, Engineer, Solicitor, Administrator and Board Members. Payments will be made equal to one-twelfth of the retainer each month;**
- 2) **Special planning services will be awarded by a Township Committee resolution in conjunction with the contractors proposal for the project; and**
- 3) **Contractor's hourly rate for services to be compensated pursuant to an escrow posted by an applicant.**

A proposed contract may be submitted with the contractor's qualifications.

V. Selection Process & Award of Contract. Upon receipt of qualifications, the Township Clerk will transmit copies of each statement of qualifications to a review committee. Qualifications will be evaluated on the basis of the following considerations:

- a. A description of the contractors experience as municipal planning board planner and reputation of the prospective contractor in the field that is the subject matter of the contract;
- b. Knowledge of the Township of Deerfield, issues that are unique to Deerfield Township and the subject matter to be addressed under the contract;
- c. Availability to accommodate any required meetings of the Township of Deerfield Land Use Board;
- d. Any professional certifications possessed by the contractor;
- e. Other factors as demonstrated to be in the best interest of the Township of Deerfield Land Use Board.
- f. Certification of no ethical complaints or malpractice within the last five years. If a complaint was filed, provide a detailed explanation of each such complaint; and
- g. A certificate of professional liability insurance coverage with limits of not

less than 500,000 dollars per person, per occurrence.

Upon completion of the review process, the Township may award the subject contract on or about January 2, 2020 by resolution.

- VI. Obligation of Prospective Contractor.** At the time of receipt of qualifications, each prospective contractor will be presumed to have read and to be thoroughly familiar with the contents of the notice of availability of requests for qualifications that has been posted on the Township of Deerfield website and with the contents of this document. The failure or omission of any prospective contractor to receive or examine either document shall in no way relieve any prospective contractor from any obligation with respect to the proposal submitted.
- VII. Investigation of Qualifications.** The Township of Deerfield will make such investigations as it deems necessary to determine the responsibility of the prospective contractor and the prospective contractor shall furnish the Township of Deerfield all such information as may be requested by the Township of Deerfield notwithstanding the fact that the release of such information to the Township of Deerfield may result in the disqualification of the prospective contractor and the statement of qualifications submitted.
- The Township of Deerfield reserves the right to reject any statement of qualifications if the evidence submitted by, or the investigation of, such prospective contractor fails to satisfy the Township of Deerfield that such prospective contractor properly is qualified to carry out the obligations of the contract for the work as provided and as described in this document.
- VIII. Signing of Qualification Documentation.** The qualification documentation that is submitted by the prospective contractor shall be signed by the individual or on behalf of the entity to be bound by the contract.
- IX. New Jersey Business Registration Certificate.** Business organizations or individuals doing business in New Jersey are required to register with the Department of Treasury, Division of Revenue. Prospective contractors submitting qualifications shall submit a copy of their business registration certificate to the Township of Deerfield at the time that the proposal is submitted to the Township of Deerfield. See N.J.S.A. 52:32-44b(1). Failure to comply with this paragraph shall result in disqualification of the prospective contractor.
- X. Miscellaneous.**

- a. Nothing herein shall be construed as an obligation on the part of the Township of Deerfield to award the subject contract under the fair and open procedures described above and the Township of Deerfield, after review of the qualifications that have been submitted, if deemed to be in the best interests of the Township of Deerfield, specifically reserves the right to award the subject contract by utilizing the non-fair and open procedures that are set forth at N.J.S.A. 19:44A-20.5, *et*.

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- b. All contracts awarded by the Township of Deerfield shall be governed by and interpreted in accordance with the Laws of the State of New Jersey.
- c. If awarded a contract, you or your company/firm shall be required to comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 (EEO in public contracts).
- d. For additional information contact: Karen Seifrit, Township Clerk/Administrator, Deerfield Township Municipal Building, 736 Landis Avenue, Bridgeton, New Jersey, 08302, 856-455-3200.

RFPQ-Township Planner