

TOWNSHIP OF HARDYSTON

RESOLUTION #24-26

A RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF HARDYSTON, COUNTY OF SUSSEX, AND STATE OF NEW JERSEY AWARDING A PROFESSIONAL SERVICES CONTRACT TO PARK WAY CONSULTING REAL ESTATE ADVISORY SERVICES TO PERFORM REAL ESTATE APPRAISAL SERVICES RELATED FOR PHASE ONE PRELIMINARY RISK ANALYSIS FOR THE FAWN LAKE DAM RESTORATION PROJECT

WHEREAS, there exists a need for professional appraisal services to be rendered to the Township of Hardyston relating to the Fawn Lake Dam special assessment project in the Township (the 'Project'); and

WHEREAS, the Township wishes to retain the services (the 'Appraisal Services') of Park Way Consulting Real Estate Advisory Services ('Park Way'), pursuant to the following compensation schedule, in accordance with Park Way's proposal dated December 19, 2025, a copy of which is annexed hereto as **Exhibit "A"**; and

<u>Description</u>	<u>Rate/Fee</u>
Preliminary Analysis - Risk Evaluation	\$10,000 and
Consulting/Meeting Attendance	\$135/hour

WHEREAS, the Township is commissioning the Appraisal Services in accordance with an application submitted by the Deer Trail Lake Country Club, Inc. to the New Jersey Department of Environmental Protection (the 'NJDEP') for a Dam Restoration Loan, on which the Township is serving as 'co-borrower'; and

WHEREAS, pursuant to Hardyston Township Ordinance 2026-02, all funds expended by the Township for Appraisal Services pursuant to this Resolution shall be recouped by the Township via a special assessment (the 'Special Assessment') to be placed upon the properties benefitting from the Dam Restoration Loan; and

WHEREAS, the Township's Certified Finance Officer has confirmed that sufficient funds are available for this purpose; 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 Township Council of the Township of Hardyston, in the County of Sussex, and State of New Jersey, as follows:

1. The Township of Hardyston hereby awards and authorizes the Mayor and Township Manager to execute an agreement with Park Way Consulting Real Estate Advisory Services, 1 Brook Drive South, Morris Plains, New Jersey, 07950, for professional appraisal services related to performing a real estate appraisal for the purposes of completing the Phase One Preliminary Risk Analysis only for the properties in the Township associated with the Fawn Lake Dam Restoration Project, pursuant to the following compensation schedule, in accordance with Park Way Consulting Real Estate Advisory Services' proposal dated December 19, 2025:

<u>Description</u>	<u>Rate/Fee</u>
Preliminary Analysis - Risk Evaluation	\$10,000, and
Consulting/Meeting Attendance	\$135/hour.

2. The services proposed by Park Way Consulting Real Estate Advisory Services related to the Special Assessment Appraisal Report and related consulting services are not the subject of this authorization and will be revisited at a later date following the Township's review of the results of the Preliminary Analysis Risk Evaluation.
3. This contract is awarded without competitive bidding as a professional service in accordance with the provisions of the Local Public Contracts Law because said services are performed by a person authorized by law to practice a recognized profession.
4. The total fee authorized for this contract shall not exceed \$15,000.00 without the prior written approval of the Township Council.
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 the Township Chief Financial Officer and to Park Way Consulting Real Estate Advisory Services, 1 Brook Drive South, Morris Plains, New Jersey, 07950, for their information and guidance.

This Resolution shall take effect immediately upon adoption.

TOWNSHIP OF HARDYSTON

Stanley J. Kula, Mayor

I hereby certify the above to be a true copy of the resolution passed by the Hardyston Township Council at a duly convened meeting held on January 28, 2026.

Jane Bakalarczyk, Township Clerk