OLDMANS TOWNSHIP

Salem County, New Jersey

REQUEST FOR PROPOSALS

Redevelopment Attorney

RFP ISSUE DATE

November 2, 2026

PROPOSALS DUE: December 1, 2026 at 12:00 PM (Noon), Eastern Time

CONTRACT TERM

January 1, 2027 – December 31, 2027

SUBMIT TO

Acting Township Clerk, Christine Pippet

Oldmans Township Municipal Building

40 Freed Road, Pedricktown, NJ 08067

CONTACT

856-299-0780

www.oldmanstownship.com

The Township of Oldmans is soliciting proposals from qualified professionals or firms to provide **Redevelopment Attorney** to the Township for the contract period of **January 1, 2027, through December 31, 2027**.

This Request for Proposals is being issued pursuant to the requirements of N.J.S.A. 19:44A-20.7 and N.J.S.A. 40A:11-5(1)(a)(i).

NOTICE TO PROPOSERS

Sealed proposals will be accepted by the Township of Oldmans for Redevelopment Attorney

Proposal Due Date: December 1, 2026
Time: 12:00 PM
Location: Oldmans Township Municipal Building, 40 Freed Road, Pedricktown, NJ 08067

Proposals received after the deadline will not be considered.

Proposals shall be submitted in a sealed envelope clearly marked:

"PROPOSAL -Redevelopment Attorney"

Proposers shall submit one (1) electronic copy of its proposal on USB drive (in pdf format) and six (6) hard copies

Proposals shall be submitted to:

Christine Pippet, Acting Township Clerk
Township of Oldmans
40 Freed Road
Pedricktown, NJ 08067
Phone: 856-299-0780
Website: www.oldmanstownship.com

SCOPE OF SERVICES

The Township Solicitor shall:

The Redevelopment Attorney shall:

- Serve as legal counsel to the Township on redevelopment matters.
- Provide legal guidance to the Township Committee, Planning Board, and other Township entities involved in redevelopment projects.
- Attend meetings as requested.

- Guide the Township through redevelopment and rehabilitation area designations pursuant to the Local Redevelopment and Housing Law (LRHL).
- Assist in the preparation and review of redevelopment investigations and related reports.
- Draft and review redevelopment plans and plan amendments.
- Draft, review, and negotiate redevelopment agreements.
- Advise regarding financial agreements, PILOT agreements, tax abatements, and related economic development initiatives.
- Ensure compliance with applicable federal, state, and local laws.
- Coordinate with the Township's planner, engineer, bond counsel, financial advisor, and other professionals as necessary.
- Represent the Township in redevelopment-related litigation or legal proceedings when authorized.
- Provide advice on risk management and legal issues associated with redevelopment projects.
- Perform such additional legal services as may be requested by the Township Committee.

SUBMISSION REQUIREMENTS

The proposal shall include:

1. Name, address, telephone number, and email address of the attorney or firm.
2. Qualifications and experience in redevelopment, land use, and municipal law.
3. Description of experience representing municipalities in redevelopment matters.
4. Name of the attorney who will serve as Redevelopment Attorney.
5. Three municipal references.
6. Description of the firm's approach to providing redevelopment legal services.
7. Proposed fee schedule, including:
    - Annual retainer, if applicable;
    - Hourly rates;
    - Meeting attendance rates;
    - Rates for litigation and special projects.
8. Disclosure of any actual or potential conflicts of interest.
9. Proof of professional liability insurance.

EVALUATION AND SELECTION

Proposals will be evaluated based upon:

- Experience and expertise in redevelopment law.
- Qualifications of the assigned attorney.
- Experience representing municipalities.
- Understanding of redevelopment projects and economic development initiatives.
- References and past performance.
- Cost effectiveness.

The Township reserves the right to request additional information, conduct interviews, and select the proposal determined to be in the best interest of the Township. The lowest fee proposal will not necessarily be selected.

The appointment shall be made by resolution of the Township Committee.

REQUIRED DOCUMENTS

The successful proposer shall provide all documents required by applicable New Jersey law and this RFP.

Documents may include, as applicable:

- New Jersey Business Registration Certificate.
- Ownership Disclosure Certification.
- Non-Collusion Affidavit.
- Certificate of Insurance.
- Affirmative Action documentation.
- Professional License.
- Any additional forms required by the Township or State of New Jersey.

COMPENSATION

The proposal shall clearly identify all fees and charges, including:

- Annual Retainer (if applicable)
- Hourly Rate
- Meeting Attendance Rate

- Litigation Rate
- Reimbursable Expenses
- Any Other Fees

QUESTIONS, ADDENDA, AND ACKNOWLEDGMENT

All questions regarding this RFP should be directed to the Acting Township Clerk.

Any changes, clarifications, or additional information regarding this RFP will be issued by written addendum.

All addenda will be posted on the Township's website at www.oldmanstownship.com.

PROPOSAL CERTIFICATION

Firm Name: _____

Address: _____

Telephone: _____

Email: _____

Authorized Representative: _____

Signature: _____

Date: _____

FEE PROPOSAL

The proposer shall provide a clear fee proposal for the services described in this RFP.

Annual Fee: $_____

Hourly Rate, if applicable: $_____

Meeting Rate, if applicable: $_____

Other Fees: $_____

Reimbursable Expenses:

_____

_____

Additional Comments:

_____

_____

TOWNSHIP OF OLDMANS

Christine Pippet
Acting Township Clerk
Township of Oldmans
40 Freed Road
Pedricktown, NJ 08067
856-299-0780
www.oldmanstownship.com