

County of Passaic

Board of County Commissioners



OFFICE OF COUNTY COMMISSIONERS

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Louis E. Imhof
Clerk Of The Board

Date: Feb 10, 2026 - 5:30 PM

Agenda: RESOLUTION AUTHORIZING AN AWARD OF CONTRACT TO NEW JERSEY REALTY ADVISORY GROUP, LLC, FOR APPRAISER EXPERT WITNESS TESTIMONY WITH RESPECT TO THE OLDHAM ROAD IMPROVEMENTS PROJECT IN THE TOWNSHIP OF WAYNE, AND THE LOWER NOTCH CULVERT REPLACEMENT PROJECT IN THE BOROUGH OF WOODLAND PARK, RFQ-25-068, PURSUANT TO N.J.S.A. 40A:11-5, ET SEQ.

THIS RESOLUTION WAS REQUESTED BY:
ENGINEERING

REVIEWED BY:

Matthew P. Jordan, Esq.
COUNTY ADMINISTRATOR

APPROVED AS TO FORM AND LEGALITY:

Nadege D. Allwaters, Esq.
COUNTY COUNSEL

Official Resolution#	
Meeting Date	2/10/2026
Introduced Date	2/5/2026
Adopted Date	
Agenda Item	42.
CAF#	C-04-55-182-002-906
Purchase Req. #	
Result	

Public Works

COMMITTEE NAME

RESOLUTION AUTHORIZING AN AWARD OF CONTRACT TO NEW JERSEY REALTY ADVISORY GROUP, LLC, FOR APPRAISER EXPERT WITNESS TESTIMONY WITH RESPECT TO THE OLDHAM ROAD IMPROVEMENTS PROJECT IN THE TOWNSHIP OF WAYNE, AND THE LOWER NOTCH CULVERT REPLACEMENT PROJECT IN THE BOROUGH OF WOODLAND PARK, RFQ-25-068, PURSUANT TO N.J.S.A. 40A:11-5, ET SEQ.

WHEREAS, the County of Passaic (hereafter “County”) is a government body incorporated pursuant to N.J.S.A. 40:18-1, et seq. and vested with all rights contained therein; and

WHEREAS, pursuant to N.J.S.A. 40:20-1, the Board of County Commissioners for the County of Passaic (hereafter “Board”) is vested with decision-making powers on behalf of the County; and

WHEREAS, pursuant to N.J.S.A. 40A:11-5, et seq., any contract the amount of which exceeds the bid threshold, may be negotiated and awarded by the governing body without public advertising for bids and bidding therefor and shall be awarded by resolution of the governing body if, the subject matter consists of professional services; and

WHEREAS, pursuant to N.J.S.A. 40A:11-5, et seq. the County issued RFQ-25-068, Expand Pool Real Estate Appraisers (hereafter “RFQ-25-068”) seeking qualifications for an expanded pool of real estate appraisers for calendar year 2025, to be hired on an as-needed basis, to provide professional services to the County; and

WHEREAS, on March 25, 2025, the Board passed Resolution No. R-25-0264, qualifying a pool of appraisers for calendar year 2025, as recommended by the Passaic County Counsel, to be hired on an as-needed basis, which included New Jersey Realty Advisory Group, LLC; and

WHEREAS, pursuant to N.J.S.A. 19:44A-20.4, the County’s request for qualifications is a fair and open process, specifically, the qualification for the pool of real estate appraisers for calendar year 2025 is publicly advertised, awarded under a process that provides for public solicitation of qualifications, established the basis of an award and disclosure process documented in writing prior to any solicitation, and is publicly opened and announced when awarded; and

WHEREAS, the Passaic County Counsel has received an invoice, attached hereto and included herewith, which is being recommending for payment, for appraisal expert witness services by Albert Chanese of New Jersey Realty Advisory Gorup, LLC, for testimony in condemnation hearings for the Oldham Road Improvements Project in the Township of Wayne, and the Lower Notch Culvert Replacement Project in the Borough of Woodland Park in the amount of four thousand two hundred dollars (\$4,200.00); and

WHEREAS, funds are available in Account No. C-04-55-182-002-906 or any other account that may be deemed appropriate by the Chief Financial Officer or his designee, and the availability of funds has been contingently certified by the Chief Financial Officer subject to sufficient funds being appropriated by the Board in the 2026 and/or subsequent years’ County budget(s), which is attached to and made part of this Resolution; and

WHEREAS, this matter was discussed at the December 10, 2025 meeting of the Public Works Committee, and is being recommended to the Board for approval.

NOW, THEREFORE, LET IT BE RESOLVED, pursuant to N.J.S.A. 40A:11-4, et seq. the Board of County Commissioners of the County of Passaic hereby authorizes an award of contract to New Jersey Realty Advisory Gorup, LLC, for testimony in condemnation hearings for the Oldham Road Improvements Project in the Township of Wayne, and the Lower Notch Culvert Replacement Project in the Borough of Woodland Park in the amount of four thousand two hundred dollars (\$4,200.00), as recommended by the Passaic County Counsel.

LET IT BE FURTHER RESOLVED, the Clerk to the Board shall print, in the official newspaper, a brief notice stating the nature, duration, service, and amount of the contract to New Jersey Realty Advisory Group, LLC. and maintain a copy of the resolution on file and available for public inspection in the Office of the Clerk to the Board.

LET IT BE FURTHER RESOLVED, that Resolution No. R-25-1266 dated December 29,

2025 shall be and hereby is repealed.

LET IT BE FURTHER RESOLVED, that the Clerk of the Board, County Counsel, and Director of the Board of County Commissioners are authorized to execute an agreement and take any other steps necessary to carry out the purpose of this Resolution.

KJB

February 10, 2026