



TOWNSHIP OF NORTH BRUNSWICK

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NORTH BRUNSWICK, NJ 08902

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EVALUATION REPORT

2026 REDEVELOPMENT AGENCY CONSULTANT – REQUEST FOR PROPOSAL DECEMBER 17, 2025

As part of its annual award of professional service agreements in accordance with "Fair and Open" procurement process established in the State of New Jersey pursuant to N.J.S.A. 19:44A-20.1 et seq., North Brunswick Township solicited Requests for Proposals (RFP) for Redevelopment Agency Consultant Services for calendar year 2026.

The Township Council authorized the solicitation of proposals for said service. The process under a formal RFP allows for factors other than price to be taken into consideration when awarding a contract. This process also requires that a committee be established to evaluate proposals in accordance with "weighted" criteria established prior to solicitation of proposals.

Pursuant to N.J.A.C 5:34-4.3, the Township established a three (3) person committee comprised of the following individuals:

Michael Hritz, Director of Community Development
Salvatore Profaci, Zoning Officer
Thomas Vigna, Township Planner

Each committee member assessed their own affiliations and financial interest, as well as the affiliations and financial interests of family members, to ensure that there was no conflict with potential vendors. Each member signed a statement attesting to the fact that there was no conflict of interest.

The committee reviewed and discussed the Request for Proposal and alternative evaluation criteria. The committee agreed to the criteria to be evaluated and the numerical weighting to be assigned to each. The established weighting criterion was as follows:

1. Understanding and Prior Experience with the township – 30 points
2. Experience and Qualifications of Individuals – 20 points
3. Overall company history – 30 points
4. Agreement to the Pricing Model – 20 points

There were four (4) proposals received by the submission deadline:

Integra Realty Resources Northern New Jersey
25A Vreeland Road, Suite 100
Florham Park, NJ 07932

MJ Planning LLP
PO Box 45
Atlantic Highlands, NJ 07716

Phillips Preiss Grygiel Leheny Keller LLC
70 Hudson St., Suite 5B
Hoboken, NJ 07030

Topology
60-64 Union Street, #1N
Newark, NJ 07105

The committee members individually reviewed the proposal. The committee then met to discuss the proposal experience, proposed methodology and other factors. The submissions were ranked as follows:

MJ Planning LLP – 281
Phillips Preiss Grygiel Leheny Keller LLC – 278
Topology – 220
Integra Realty Resources Northern New Jersey – 205

The committee recommends the award of contract PRO26028 to MJ Planning LLP for submitting a proposal that is responsive to the Township's needs.