

**REQUEST FOR PROPOSAL
SALE OF 109 SHREVE AVENUE
CLEMENTS BRIDGE ROAD REDEVELOPMENT AREA
BARRINGTON, NEW JERSEY**

A. REQUESTS FOR PROPOSALS

The Borough of Barrington invites proposals for the purchase acquisition and redevelopment of a certain property located within the Borough. This Request for Proposals seeks proposals as to the acquisition and redevelopment of 109 Shreve Avenue (Block 13.01, Lot 8), in the Borough of Barrington, New Jersey. The Borough invites interested parties to submit proposals. The Borough will receive sealed proposals on March 28, 2025, by no later than 11:00 AM.

Proposal packages are on file and may be examined at the Office of the Borough Clerk, Barrington Borough Hall, 229 Trenton Avenue, Barrington, New Jersey 08007. The RFP can also be found online at www.barringtonboro.com. Copies of the RFP can be obtained in person at the Barrington Borough Hall or can be requested by contacting the Borough Clerk by regular mail at the above address or by e-mail to tshannon@barringtonboro.com.

Minimum Bid: Three Hundred, Fifty Thousand (\$350,000.00) Dollars.

A pre-proposal meeting will be held on March 14, 2025, at 3:00 PM, at 109 Shreve Avenue in Barrington. Following the meeting, interested parties will be able to tour the facility. Other inspections of the property can be arranged by contacting the Borough Clerk's Office at 856-547-0706 x201.

Any questions regarding the RFP are to be sent, in writing, to the Borough Clerk by email to tshannon@barringtonboro.com, or by fax to 856-547-1392. All questions will be answered in the manner in which they are received, and where clarification to all interested parties is required, it will be done so by written addendum. The deadline for acceptance of questions is 11:00 AM on March 14, 2025.

Six (6) copies of each proposal must be submitted and shall include all completed forms and documents referenced in the proposal package. The proposals shall be submitted in a sealed envelope bearing the name and address of the developer, and the subject of the proposal, addressed to:

**Borough of Barrington
229 Trenton Avenue
Barrington, New Jersey 08007**

Attention: Terry Shannon, Borough Clerk

The Borough of Barrington reserves the right to reject any or all proposals as it may appear in the best interest of the Borough. The Borough also reserves the right to waive any defect or informality in the proposal should it be in the best interest of the Borough to do so.

B. PURPOSE & BACKGROUND

The purpose of the RFP is to solicit proposals for the development of 109 Shreve Avenue, Barrington, New Jersey. The Borough is seeking proposals that are consistent with the intent of the Redevelopment Plan, zoning ordinance, appropriate in scale to the immediate neighborhood, and architecturally compatible with the existing housing stock.

C. PROPERTY

The property listed consists of Lot 8, Block 13.01 on the Tax Map of the Borough of Barrington.

The property known as 109 Shreve Avenue has frontage on Shreve Avenue measuring 144.53 feet total and extends back approximately 80 feet to the rear lot line. It is currently owned by the Borough, used by the Borough for various purposes. The property was formerly owned by Barrington Post No. 7247, Veterans of Foreign Wars.

The principal improvement on this property is a one-story building with a parking lot. The property is located within the Clements Bridge Road Redevelopment Zone. The properties have been determined in Need of Redevelopment under N.J.S.A. 40A:12A-1 et seq. The site is zoned RC-Residential/Commercial zone.

Prospective bidders are encouraged to thoroughly review the Barrington Land Use and Zoning Ordinances prior to bid submission. These Ordinances are available for review on the Barrington borough website at www.barringtonboro.com.

D. PROPOSALS

Proposals shall include six (6) copies each of the following:

1. Completed and signed Proposal Form.
2. A Narrative Description of the proposal for development, including the following:
 - a. Proposed development including, if applicable, the number and type of units proposed, approximate size in square footage, list of rooms; special features (i.e. patios, decks, etc.) and sales price range.
 - b. A list of all variances required, if any.

3. Drawings:

a. A Site Plan, drawn at a minimum scale of 1"=20'-0". If applicable, indicate all building locations, setbacks from all property lines, parking and driveways, walks, and conceptual landscaping.

b. If applicable, one typical housing unit Floor Plan, drawn at a minimum scale of 1/4"=1'-0". Indicate all room names and sizes.

c. If applicable, a typical Building Elevation or Perspective Drawing from Shreve Avenue. Indicate all materials and building height.

4. If applicable, a List of Materials proposed for the building exteriors.

5. A Project Schedule indicating projected start date, time for approvals, construction and, if applicable, occupancy.

6. Restrictive Covenant requiring construction to begin within three (3) months of the date of the Borough's acceptance of the successful bid proposal, and completed within twelve (12) months of the date of the Borough's acceptance of the successful bid proposal, and that the proposed use of the property be commercial. Extensions to this requirement may be considered by the Borough due to delays in receiving approvals and other significant factors.

7. The successful bidder must place a monetary deposit equal to ten (10%) of the bid proposal with the Borough within five (5) days of the Borough's acceptance of the successful bid proposal. Thereafter, the successful bidder must close on the subject property within forty-five (45) days of the Borough's acceptance of the successful bid proposal.

E. ACCESS TO THE SITE AND EXISTING BUILDING

After the pre-proposal meeting and site visit, bidders wishing to re-visit the sites must do so by appointment scheduled through the Borough Clerk's Office at 856-547-0706 x201.

F. SELECTION CRITERIA

The Mayor will appoint a Selection Committee to review all of the complete proposals timely received. The Selection Committee will review the proposals, and within twenty (20) days of receipt of the proposals will report their recommendation to Borough Council. The Borough Council shall have the right to deliberate on the selection and award for a period of thirty (30) days from the date of recommendation by the Selection Committee. The Borough Council may choose to meet with one or more of the interested parties to discuss their proposals in further detail.

In reviewing the proposals, consideration will be given, but not be limited to the following components:

1. The proposed acquisition offer for the property.
2. If applicable, the number, size, and arrangement of commercial units on the site.
3. The number and severity of the variances required by the proposal, if any.
4. The amount of non-impervious open space, landscaping proposal and other site development considerations.
5. The architectural and planning appropriateness of the proposal with respect to the adjacent neighborhood and properties.

G. EXHIBITS

The following exhibits are attached for use in preparing the proposals:

1. Tax maps of the property.
2. Proposal Form.