



TEWKSBURY TOWNSHIP
NEW JERSEY

Resolution No: 51-2025

Adoption Date: February 11, 2025

**A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF TEWKSBURY
APPOINTING AND AUTHORIZING THE AWARD OF A CONTRACT FOR PROFESSIONAL
APPRAISAL SERVICES TO JON P. BRODY, MAI, CRE OF OTTEAU GROUP. AS AN EXPERT
APPRAISER**

WHEREAS, the Township of Tewksbury (the "Township") has a need to retain an expert appraiser to assist with the Township's defense of a tax appeal filed by AM Best Company, Inc. regarding property identified as Block 46, Lot 6 on the Township's official Tax Map and located at 125 Oldwick Road, and bearing Docket No. 005157-2020 (the "Tax Appeal"); and

WHEREAS, the Township Committee hereby finds that Jon P. Brody, MAI, CRE of Otteau Group, possesses the requisite skills and experience to assist in the Township's defense of the Tax Appeal; and

WHEREAS, the Township Administrator has determined and certified in writing that the value of these services may exceed \$17,500; and

WHEREAS, Jon P. Brody, MAI, CRE will complete and submit a Business Entity Disclosure Certification, which Certification provides that he has not made any reportable contributions to candidate committees, joint candidates committees or political party committees representing the elected officials of the Township in the one year period preceding the award of the Contract, and that the Contract will prohibit him from making any reportable contributions through the term of the contract that would bar the award of a contract pursuant to N.J.S.A. 19:44A-20.5 et seq.; and

WHEREAS, Jon P. Brody, MAI, CRE will complete and submit a Political Contribution Disclosure Form and Stockholder Disclosure Certification, as required pursuant to N.J.S.A. 19:44A-20.26, no later than 10 days prior to entering into the contract, disclosing all reportable political contributions (more than \$300 per election cycle) made over the 12 months prior to submission to the committees of the government entities listed on the Form provided by the Township; and

WHEREAS, the Chief Financial Officer of the Township of Tewksbury has certified in writing that funds are available for these services.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Tewksbury, in the County of Hunterdon, and State of New Jersey, as follows, that:

1. The Township Committee hereby appoints and awards a professional appraisal services contract to Jon P. Brody of the firm Otteau Group, 100 Matawan Road, Suite 320, Matawan, New Jersey 07747 as the Township's expert appraiser for the tax appeal captioned AM Best Company, Inc. v. Township of Tewksbury, Docket No. 005157-2020, which contract shall include the calendar years 2024 through 2025; and
2. The Business Entity Disclosure Certifications, Political Contribution Disclosure Form; Stockholder Disclosure Certification; Determination of Value; and Certificate of Availability of Funds be placed on file in the Office of the Township Clerk with the Contract and authorizing Resolution; and
3. This contract shall be awarded as a professional service, pursuant to N.J.S.A. 40A:11-1, et seq., on a non-fair and open basis; and

4. Pursuant to N.J.S.A. 40A:11-5(1)(a)(1), notice of this Resolution shall be printed once in the official newspaper of the Township; and
5. Township Administration be and hereby is authorized to undertake any and all reasonable and necessary measures to effectuate the same.

RECORD OF COMMITTEE VOTE

COMMITTEE	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
Melick			✓			
Desiderio			✓			
Frankel			✓			
Maranca		✓	✓			
Voyce	✓		✓			

THIS IS TO CERTIFY that the above is a true copy of a resolution adopted by the Township Committee of the Township of Tewksbury at a meeting of said Township Committee on February 11, 2025.

Jennifer Ader, Municipal Clerk