

# Greenway Project: Relocation Assistance Questions & Answers

October 10, 2023

## General

**Question:** Will the benefits be guided by the Federal Uniform Act (if there are any federal funds in any part of the project it must be followed), or will it be guided by NJ Relocation Procedures Law and Regulations? Federal Uniform Act citation was mentioned in the Overview-Paragraph 2 as having to be followed, but for the rest of the document you cite that NJ law and regulations. Benefits vary.

**Answer:** As a combination of State and federal funds are used for this project, the displaced person/entity would be entitled to whichever laws provide for the greater amount of benefits, per their individual circumstances. NJDEP would look to the selected vendor to determine which is most applicable in each circumstance.

**Question:** The timeline for both the WRAP draft submittal (couple of weeks) in task 1 and implementation in task 2 is extremely aggressive. Are you able to reassess these timelines?

**Answer:** Page two of the Scope of Work for the RFP states that “the Department, in its sole discretion, may extend this contract for up to two 3-month periods.” The Department is under significant time constraints to complete the removal of tenants on the Greenway. However, the Department will assess the need to extend deadlines as necessary, particularly those deadlines that do not impact physical removal timelines for tenants (i.e., where relocation benefits can be worked out after the tenants have physically vacated the premises).

**Question:** Will you provide maps/plans of the alignment and addresses where businesses were operating?

**Answer:** Yes. NJDEP will share addresses and contact information of the businesses, in addition to surveys of the area.

**Question:** What kind of businesses are being evaluated (i.e. are they large industrial commercial, manufacturing, etc. or smaller businesses)?

**Answer:** The businesses range in size. Some are small operations (storage of cars for a small used car dealership) to a large tree company yard with associated heavy equipment.

**Question:** Are there residential relocations (We assume there are not, but need to ask).

**Answer:** No, there are no residential relocations, only commercial/business.

**Question:** The RFP reads that there are former tenants, leases terminated, some are not terminated, etc.

1. Are there some businesses in the process of relocation now and how many? (one part of the RFP discusses leases terminated as of 9/30/2023)
2. Are there some businesses still remaining on the alignment? How Many? (you mention active leases)
3. For those that have moved from the alignment, or those already in the process of moving:
  - How many are there?
  - What do you have to document the business operation at the time it was under lease and prior to the move from the alignment relative to size, inventory, personal property, machinery & equipment of the business before they vacated (to validate what was at the subject site, to ensure accurate assessment of eligibilities)?

**Answer:**

1. Yes, several businesses are in the process of or have completed relocation out of the greenway premises. Some have not yet initiated relocation process. The Department set an October 1, 2023 deadline, but has extended that deadline to November 1, 2023 for most tenants to allow time to complete removal. A few tenants have a January 1, 2024 deadline due to issues with service of notices to the correct addresses.

2. Some of the tenants who have begun relocation, but have not yet relocated, remain on the alignment. None have active leases; all have been terminated. Pending guidance from the Attorney General's Office, two to seven additional tenants may be put on notice.
3.
  - a. One tenant has moved from the alignment. Six tenants are in the process of moving, to varying degrees.
  - b. The Department does not currently have this information though we have extensive photos and documentation of how these areas looked before the State took title and began the removal process. The businesses should be able to provide this information and we have told them to retain receipts and documentation for their costs incurred as part of relocating.

## Task 1

**Question:** The first draft of a WRAP in any form will be very challenging to present in a few weeks. Is there any possible consideration of a later date?

**Answer:** See answer above. Page two of the SOW states: "The Department, in its sole discretion, may extend this contract for up to two 3-month periods." The Department's primary concern is the physical removal of the tenants so that construction of the greenway project can proceed. If additional time is needed beyond the physical removal to work out relocation benefits due to tenants, the Department is more able to entertain extensions in that situation.

**Question:** The first paragraph says that the contractor will review relevant available information.

1. Will the Department be making that relevant information available? Or
2. Will the consultant be required to research and find the business owners/business to meet your timeline?
3. Is travel anticipated for the consultant to visit businesses in this Task?
4. Please confirm that Task 1 requires only the overall procedures for the project that will be followed to search for, find, and attempt to reconstruct the businesses on the alignment, and how to address others in various stages with in the given schedule (not plans for specific businesses based on move estimates or otherwise)
5. Do you anticipate a revised WRAP to be required (based on some of our questions and concerns) and should that be part of the proposal?

**Answer:**

1. Yes, NJDEP will share all relevant information with Contractor no later than the Kick Off Meeting.
2. No, NJDEP will share the affected business owners information.
3. NJDEP does not anticipate the need for the Contractor to travel to the sites, however if the Contractor feels it would be valuable to physically see the area, an NJDEP representative could accompany the Contractor if desired.
4. We have already identified the tenants in need of relocation. NJDEP would defer to the Contractor on if the WRAP must mention/identify the specific tenants, but the WRAP would need to cover the basics, however stipulated by State and/or federal law.
5. NJDEP does not anticipate a revised WRAP to be required, however would defer to NJDCA if one is ultimately needed. This SOW asks for a draft WRAP for NJDEP and NJDCA's comment before finalization.

## Task 2

**Question:** Implementation will be extremely difficult by year end. Businesses sometimes take many months to reestablish. Can this be extended?

**Answer:** See answer above. Page two of the SOW states: "The Department, in its sole discretion, may extend this contract for up to two 3-month periods." The Department's primary concern is the physical removal of the tenants so that construction of the greenway project can proceed. If additional time is needed beyond the physical removal to work out relocation benefits due to tenants, the Department is more able to entertain extensions in that situation.

## Task 3

**Question:** Please confirm that your meetings will be online i.e. through Teams?

**Answer:** Confirmed, all meeting will be virtual (MS Teams if set by NJDEP, other platforms possible if set by Contractor), unless necessary to meet in person (in Trenton or on site) for a pressing need.