

RESOLUTION R:274-2024

RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONROE, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, ACCEPTING BIDS FOR THE LEASE OF FARMLAND LOCATED AT BLOCK 12401, LOT 21.01, AND BLOCK 9402, LOT 2

WHEREAS, the Township of Monroe, County of Gloucester, State of New Jersey (hereinafter "Township") owns certain properties designated as Block 12401, Lot 21.01, and Block 9402, Lot 2 on the official tax maps of the Township; and

WHEREAS, the Township, in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., and N.J.S.A. 40A:12-14.1, solicited bids for the leasing of these properties for agricultural purposes, and such leases are also subject to review and approval by the New Jersey Green Acres Program in accordance with N.J.A.C. 7:36-25.6; and

WHEREAS, an auction for the lease of the properties took place on September 25, 2024, and Winslow Junction Produce submitted the highest responsible bids for both properties, Block 12401, Lot 21.01, and Block 9402, Lot 2; and

WHEREAS, the Township wishes to accept these bids and authorize the execution of lease agreements with Winslow Junction Produce; and

WHEREAS, the terms of the leases, as per the bid and legal requirements, are set forth below:

1. **Tenant:** The tenant for both properties is Winslow Junction Produce.
2. **Lease Term:**
 - The lease term for both Block 12401, Lot 21.01, and Block 9402, Lot 2, shall commence on or about November 1, 2024 and terminate on or about October 31, 2026.
3. **Rent and Security Deposit:**
 - The total rent for Block 12401, Lot 21.01 shall be \$600 for the duration of the lease term.
 - The total rent for Block 9402, Lot 2 shall be \$1,600 for the duration of the lease term.
 - In addition to the rent, the tenant shall provide a security deposit of \$5,000.00 for each lease to cover potential damages or non-compliance with the terms of the lease.
4. **Use of Property:**
 - The leased properties shall be used exclusively for farming purposes.
 - Winslow Junction Produce shall comply with the requirements of N.J.A.C. 7:36-25.13 regarding agricultural use on parkland and submit a list of crops to be planted, along with details of any fertilizers, herbicides, and pesticides to be used. The properties must be farmed using soil and water conservation practices approved under the New Jersey Right to Farm Act, N.J.S.A. 4:1-1 et seq.
5. **Insurance Requirements:**
 - The tenant shall provide proof of insurance with a minimum coverage of \$1,000,000.00, naming the Township of Monroe and the State of New Jersey as additional insureds. The insurance policy must include a 30-day notice of cancellation.

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6. Termination Clause:

- The Township reserves the right to terminate the lease with 60 days' written notice. If terminated prior to the lease's expiration date, a pro-rata refund of the rent shall be provided.

7. Environmental Compliance:

- Winslow Junction Produce shall adhere to all applicable federal, state, and local environmental laws. The use of fertilizers, herbicides, and pesticides must comply with the guidelines of the Environmental Protection Agency (EPA) and the New Jersey Pesticide Control Code, N.J.A.C. 7:30-1.1.

8. Public Access and Green Acres Program:

- The leased properties are part of the Green Acres Program, and public access to the wooded areas of the properties must be maintained during the winter months.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, County of Gloucester, State of New Jersey, that the bids submitted by Winslow Junction Produce for the lease of Block 12401, Lot 21.01, and Block 9402, Lot 2, are hereby accepted, and the Mayor is authorized to execute the lease agreements on behalf of the Township, consistent with the terms and conditions outlined above and subject to approval by the Green Acres Program.

ADOPTED at a meeting of the Township Council of the Township of Monroe on October 9, 2024.

TOWNSHIP OF MONROE

CNCL. PRES. CHELSEA VALCOURT

ATTEST:

**Twp. Clerk, Aileen Chiselko, RMC
or Deputy Clerk, Jennifer Harbison, RMC**

CERTIFICATION OF CLERK

The foregoing Resolution was duly adopted at a meeting of the Township Council of the Township of Monroe, County of Gloucester, State of New Jersey, held on the 9th day of October 2024 in the Municipal Complex located at 125 Virginia Avenue, Williamstown, New Jersey.

**Twp. Clerk, Aileen Chiselko, RMC
or Deputy Clerk, Jennifer Harbison, RMC**

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ROLL CALL VOTE

	AYES	NAYS	ABSTAIN	ABSENT
Cncl. Adams				
Cncl. Fox				
Cncl. Garbowski				
Cncl. Heverly				
Cncl. McKinney				
Cncl. O'Reilly				
Cncl. Pres. Valcourt				
Tally:				