

BOROUGH OF ALLENDALE
LEGAL NOTICE
NOTICE TO BIDDERS - LEASE OF REAL PROPERTY

Pursuant to *N.J.S.A. 40A:12-13*, the Borough of Allendale, New Jersey, shall receive sealed proposals at Borough Hall, 500 West Crescent Avenue, Allendale, New Jersey, until 11:00 A.M., prevailing time, DECEMBER 10, 2025, and then, on that date and time, publicly open and read aloud in the council chambers for **LEASE OF TOWER AND GROUND SPACE FOR OPERATION OF WIRELESS COMMUNICATION ANTENNAS AND RELATED FACILITIES AT 300 WEST CRESCENT AVENUE, ALLENDALE, NEW JERSEY.**

Minimum per annum rent thresholds are established for the 4 Bid Items available for bidding, and are as follows:

\$75,000: 144' centerline + Platform with 3' x 5' ground equipment space dimensions
\$72,000: 138' centerline + Shelter with 20' 1" x 11' 1" ground equipment space dimensions
\$69,000: 130' centerline + No Ground Space
\$66,000: 119' centerline + Platform with 20' x 10' ground space dimensions

The following descriptions define the specific tower space parameters and dimensions for each applicable centerline elevation:

The leased tower space for elevations at 138', 130' and 119' is defined as being a roughly cylindrical shaped envelope which extends 42 inches vertically above and below the applicable centerline, for a total of 84" vertical inches top to bottom, and 8 feet horizontally from the tower exterior at the applicable elevation.

The leased tower space for the 144' elevation is defined as being a roughly cylindrical shaped envelope which extends 16 inches vertically above and below the applicable centerline, for a total of 32" vertical inches top to bottom, and 8 feet horizontally from the tower exterior at the applicable elevation.

Successful bidders shall be required to enter into a lease with the Owner for an initial five (5) year term commencing on January 1, 2026 or such other date as provided for in the lease, with four (4) successive option periods of five (5) years each. Annual adjustments to rent for the balance of the initial term and option renewals shall be in an amount equal to three (3%) percent of the prior year's annual rent. The security deposit for each lease will be \$25,000.00, which may be in the form of cash or an irrevocable letter of credit from a bank authorized to do business in New Jersey. Successful bidders, except as provided for in the bid specifications and contract documents, will be granted a right to erect and maintain equipment cabinets or an equipment building on the Premises, all as further described in and subject to the terms and conditions of a written lease. Successful bidders (i) must comply with all land use, zoning, wireless communication and all other applicable ordinances of the Owner, and (ii) shall be responsible for the costs of publication of this bid advertisement, as well as for the legal and consulting fees required to review and prepare the bid documents and lease(s) ultimately awarded to the successful bidders.

Any prospective bidder may request copies of the specifications and contract documents for the proposed lease via email at lindacervino@allendalenj.gov.

Each proposal must be made upon the prescribed forms furnished with the contract specifications.

Owner hereby reserves the right to reject any and all bids for all available Bid Items for the lease of tower and ground space, at Owner's sole discretion.

Each proposal must be enclosed in a sealed envelope bearing the name and address of the bidder and shall be addressed to the **BOROUGH CLERK'S OFFICE** and must be delivered on or before the date, place and hour mentioned above. The Envelope or Package must be endorsed, **LEASE OF TOWER AND GROUND SPACE FOR OPERATION OF WIRELESS COMMUNICATION ANTENNAS AND RELATED FACILITIES AT 300 WEST CRESCENT AVENUE, ALLENDALE, NEW JERSEY**, and must include the date and time the bid is due.

1. Bidder must be registered with the State of New Jersey at the time of the contract award.
2. Bidders must comply with *N.J.S.A. 10:5-31 et seq.* and *N.J.A.C. 17:27*.
3. All bidders must possess the local, state and federal licenses and authorizations necessary to operate wireless communications facilities at the Property

Linda Cervino, RMC
Borough Clerk

The Record – October 23, 2025 & October 30, 2025