BOROUGH OF RIVERDALE
COUNTY OF MORRIS, N.J.

PUBLIC NOTICE TO BIDDERS

PUBLIC NOTICE is hereby given that the Borough of Riverdale, in the County of Morris and State of New Jersey, will accept written bids up until 10:00 AM, prevailing time, on Friday, ***May 22, 2026***, at the Borough Hall, Newark Pompton Turnpike, Riverdale, New Jersey, for the license of the following described lot, tract, or parcel of land (hereinafter "the parcel of land") owned by and located in the Borough:

1. Licensor owns real property located at known as 83 Newark Pompton Turnpike, Riverdale, New Jersey and also known as Block 26, Lot 21.03 (the "Spaces"); and

2. Licensee desires to utilize the Spaces for the limit purpose of motor vehicle parking; and

3. Licensor is willing to permit such use by Licensee.

The Resolution# 89-2026 adopted by the Borough Council on April 22, 2026, authorizing the solicitation of bids for the license of the parcel of land together with the required form of license are on file in the Office of the Clerk of the Borough of Riverdale, Newark Pompton Turnpike, Riverdale, New Jersey. They may be inspected by prospective bidders during office hours and copies thereof are also available upon request and without charge.

The terms and conditions of the license shall be as follows:

1. The minimum acceptable monthly rental bid shall be **$8,000.** Monthly rental payments shall be due and payable on the first of each month;

2. A deposit equivalent to one (1) month of the bid rent shall be made at the time of bidding, in cash or by certified check, which said amount shall be held for one or both of the following:

    a. In the event the successful bidder fails to enter into an executed license within the time set forth herein after the award of bid, said deposit shall be forfeited to the Borough;

    b. In the event the successful bidder shall sign the license, the deposit shall constitute the first month's rent, and the balance shall constitute security under the license.

3. The license period shall be for two (2) years to commence on the first day June 1, 2026. It may be terminated during the license period by either party upon sixty (60) days notice.

4. The license shall not be assignable, except with the express permission of the Borough Council, and upon conditions to be set by it. The Council shall not unreasonably deny permission, nor set unreasonable conditions.

5. The successful bidder shall sign a license, substantially in the form available for inspection at the office of the Borough Clerk and approved by the Borough Attorney.

6. Said land and premises shall not be used for any purpose other than to park up to 100 motor vehicles, and no delivery trucks or car carriers shall be permitted on the property, except with the express permission of the Borough Council. and

7. No physical changes/alterations to the property shall be allowed unless approved by the Borough Council.

8. The Licensee shall be responsible for the maintenance and upkeep of the portion of property where its vehicles are parked, including but not limited to, snow removal, debris collection and removal, and security for its vehicles.

9. Licensee agrees to indemnify and hold harmless Licensor for, from and against all claims, liabilities and damages, including reasonable attorneys' fees, for personal injury and physical damage to property that may be asserted or claimed against Licensor as a result of Licensee's use of the Property.

10. Licensee shall, at its sole cost and expense, throughout the term of this License, obtain, keep, and maintain in full force and effect comprehensive general public liability insurance against claims for personal injury, bodily injury, death, or property damage occurring in, upon, or about the Property in an amount of not less than One Million Dollars ($1,000,000.00) in respect to injury or death of one person and to the limit of not less than One Million Dollars ($1,000,000.00) in respect to any one accident, and to the limit of not less than One Million Dollars ($1,000,000.00) in respect to property damage with respect to Licensee's or its agents' or contractors' use of the Property. Prior to Licensee's use of the Property, Licensee shall provide Licensor with a Certificate of Insurance evidencing the aforementioned insurances.

The Borough reserves the right to reject any and all bids received; to waive informalities in any bid; and to make such awards and take such other action as may be in the best interests of the Borough.

By Order of the Borough Council
of the Borough of Riverdale

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A.J. Jalloh, Borough Clerk