

TOWNSHIP OF FREEHOLD



MAYOR
Anthony J. Ammiano
TOWNSHIP COMMITTEE
Thomas L. Cook, Deputy Mayor
Maureen Fasano
Lester A. Preston, Jr.
Alan C. Walker

"Preserving and Enhancing the Quality of Life"

January 8, 2024

FREEHOLD TOWNSHIP

JAN 12 2023

CLERK'S OFFICE

Louis N. Rainone, Esq., Managing Partner
Rainone Coughlin Minchello, LLC
555 US Highway One South, Suite 440
Iselin, NJ 08830

Re: Professional Services Contract – Special Counsel – Eminent Domain &
Redevelopment

Dear Mr. Rainone:

At its January 5, 2024 Meeting, the Freehold Township Committee appointed your firm to provide the above-referenced professional services. Enclosed are the appointing Resolution and an approved copy of your proposal/contract. Please complete, sign, have notarized and return the enclosed Oath of Office.

The Township of Freehold has established Policies concerning Equal Employment Opportunities and Harassment. In doing business with the Township, you are obligated to adhere to these Policies, copies of which are enclosed.

If you have any questions, please feel free to contact the Administration Office. Thank you.

Sincerely,

SUSAN M. MLADINOV
EXECUTIVE SECRETARY

SMM
Enclosures

cc: S. Abouzeina, Township Clerk (with original attachment)
A. Ball, Esq., Township Attorney (with attachment copy)

TOWNSHIP OF FREEHOLD
REQUEST FOR PROPOSAL: 2024 PROFESSIONAL SERVICES WITHIN THE TOWNSHIP
BID OPENING DATE: THURSDAY, NOVEMBER 9, 2023 BY 4:00 P.M.

BID PROPOSAL

Date: November 6, 2023

Company Name: Rainone Coughlin Minchello, LLC

Address: 555 US Highway One South, Suite 440, Iselin, NJ 08830

*****Please check the box next to the professional service that you are submitting a proposal for*****

☐	Township Attorney
☐	Township Consulting Planner to (1) Township Committee and (2) Planning Board
☐	Township Consulting Engineer to (1) Township Committee and (2) Planning Board
☐	Bond Counsel
☒	Special Counsel – General, Bankruptcy, Affordable Housing, Eminent Domain and Redevelopment
☐	Real Estate and Tax Appeal Legal Counsel
☐	Planning Board Attorney
☐	Affordable Housing Administrator
☐	Shade Tree Consultant
☐	Radio Frequency Consultant
☐	Traffic Engineer
☐	General Engineering Consultant to the Utilities Department
☐	Water & Sewer Engineering Consultant to the Utilities Department
☐	Environmental Asset Management Planner
☐	Environmental Engineering Consultant
☐	Architectural Services
☐	Safety, Health, PEOSHA, OSHA & Labor-Related Services
☐	Utilities Instrumentation Programming
☐	Labor Counsel
☐	Court Reporter
☐	Appraisal Services
☐	Insurance Broker – Health & Prescription Plans
☐	Insurance Broker – Property & Casualty
☐	Financial Advisor
☐	Township Auditor
☐	Township Fee Accountant
☐	Municipal Prosecutor
☐	Public Defender

APPROVED



Date: 1-5-24

TOWNSHIP ADMINISTRATOR
TOWNSHIP OF FREEHOLD

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BID PROPOSAL

Date: November 6, 2023

Company Name: Rainone Coughlin Minchello, LLC

Address: 555 US Highway One South, Suite 440, Iselin, NJ 08830

The undersigned declares that he has carefully examined and fully understands the Information for Bidders, Specifications and other documents herein referred to and agrees to furnish and deliver all materials and to perform all work in accordance with the contract documents for the **2024 PROFESSIONAL SERVICES WITHIN THE TOWNSHIP.**

Rainone Coughlin Minchello, LLC
Company Name

81-4657921

Federal I.D. # or Social Security #



Signature of Authorized Agent

Louis N. Rainone Esq.

Type or Print Name

Managing Partner

Title

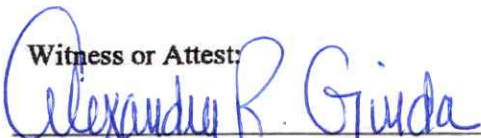
732-709-4182

Telephone Number/Fax Number

LRainone@njrcmlaw.com

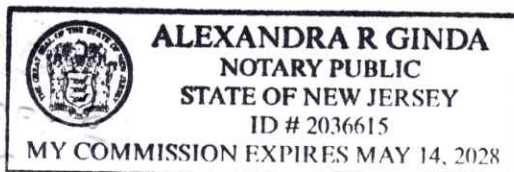
E-Mail Address

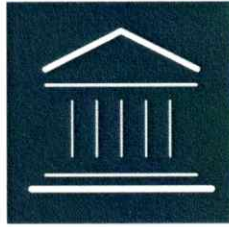
Witness or Attest:


Signature

Print Name

(If Corporation, affix Corporate Seal)





RAINONE
COUGHLIN
MINCHELLO
ATTORNEYS AT LAW

Louis N. Rainone
Craig J. Coughlin*
David L. Minchello
Ronald H. Gordon
Carol A. Berlen
John F. Gillick
Brian P. Trelease*
Claudia Marchese
Matthew R. Tavares*
Sapana Shah*Δ
Michael R. Burns +
Christopher D. Zingaro
John P. Harrington

November 7, 2023

Edward P. Ruane
Thomas Schoendorf
Nahimot A. Adedimeji*
Corissa L. Sherman
Frank J. Dyevoich*
Lonnie J. Hinton, Jr.,
Harlynn A. Lack*
Aaron L. Rainone
Michael M. Wuest
Scott A. Aitken, Jr.

* Also admitted in New York
Δ Also admitted in DC
+ Also admitted in Pennsylvania

LRainone@NJRCMLAW.com

One (1) Original Unbound Via Federal Express

Township of Freehold
Purchasing Department
1 Municipal Plaza
at Schanck and Stillwells Corner Road
Freehold, New Jersey 07725
Attn: Andrea DiGiovanni, QPA

**Re: Response to RFP 2024 Professional Services – Special Counsel
(General, Bankruptcy, Affordable Housing, Eminent Domain, Redevelopment)**

Dear Sir/Madam:

In accordance with the terms of the Township of Freehold's Request for Proposals for **Special Counsel (General, Bankruptcy, Affordable Housing, Eminent Domain, Redevelopment) Attorney Services**, Rainone Coughlin Minchello, LLC hereby submits the following response.

The attorneys at Rainone Coughlin Minchello, LLC have decades of experience representing public entities at every level of government. Louis Rainone will be designated as lead counsel and will have the assistance of all of the partners and associates of the firm, whose practices focus on representing various public entities in different capacities. Each attorney employed by Rainone Coughlin Minchello has unique qualifications which can be applied to meeting the needs of the Township.

249777v1

555 U.S. Highway One South
Suite 440
Iselin, New Jersey 08830

Tel: (732)709-4182
Fax: (732) 791-1555
www.njrcmlaw.com

In the Firm's attachments, you will find an Executive Summary, the applicable practice area experience, resumes of our attorneys along with all other required submission documents.

Thank you for the opportunity to submit this firm's Qualifications. If any additional information is needed, or if you would like to meet with us to further discuss our qualifications, please feel free to call me.

Respectfully submitted,

Rainone Coughlin Minchello LLC

By: 
Louis N. Rainone, Esq.

LNR/arg
Enclosure

QUALIFICATIONS STATEMENT

Rainone Coughlin Minchello is a Limited Liability Corporation which began serving municipalities in January of 2017. If selected to provide legal services, Louis N. Rainone, Esq. who has over thirty (30) years of experience in Municipal Law will be Lead Counsel and will oversee all facets of the assignments with the assistance of all of the partners and associates of the firm, whose practices focus on representing various public entities in different capacities. Each attorney employed by Rainone Coughlin Minchello has unique qualifications which can be applied to the needs of our clients. They are also all licensed in New Jersey, have substantial legal experience in local government law, have no prior or pending ethics complaints, and have no record of disciplinary sanctions or legal malpractice judgments.

No attorney of Rainone Coughlin Minchello has been adjudicated liable for professional malpractice in the last three years. Further, Rainone Coughlin Minchello LLC is not now, nor has been, involved in any bankruptcy or reorganization proceedings within the last ten years. The firm is also in compliance with all Affirmative Action requirements regarding its business activities and as has attached a Certificate of Employee Information Report as evidence of such compliance. The firm is not presently involved in any lawsuits, nor has it been sued in the last five (5) years.

All our attorneys have extensive experience in Superior Court, Appellate Division and Workers Compensation Court. Louis N. Rainone, David Minchello, Ronald Gordon, Carol Berlen and Brian Trelease are all licensed to practice in the Federal Court for the District of New Jersey. Neither the firm nor any of the attorneys of Rainone Coughlin Minchello have been disbarred, suspended, or otherwise prohibited from professional practice by any federal, state, or local agency. None of our attorneys have ever been investigated by any law enforcement agency.

The firm has no existing or potential legal or other policy conflicts of interest in representing the Township of Freehold. The Firm also is not involved in any pending litigation that would affect the ability to represent the Township of Freehold.

The firm operates in full compliance with all applicable civil rights and non-discrimination statutes, executive orders, rules, and regulations.

The firm name and contact information are as follows:

Rainone Coughlin Minchello, LLC
555 U.S. Highway One South
Suite 440
Iselin, New Jersey 08830
(732) 709-4182 (Phone)
(732) 791-1555 (Facsimile)
LRainone@njrcmlaw.com

EXECUTIVE SUMMARY

Rainone Coughlin Minchello is a Limited Liability Corporation which began serving municipalities in January of 2017. If selected to provide legal services, Louis N. Rainone, who has over thirty (30) years of experience in Municipal Law will be Lead Counsel and will oversee all facets of the assignments with the assistance of all of the partners and associates of the firm, whose practices focus on representing various public entities in different capacities. Each attorney employed by Rainone Coughlin Minchello has unique qualifications which can be applied to the needs of our clients. They are also all licensed in New Jersey, have substantial legal experience in local government law and have no record of disciplinary sanctions or legal malpractice judgments.

The attorneys at Rainone Coughlin Minchello possess decades of proven experience and knowledge in the field of municipal law generally, including but not limited to zoning and planning; affordable housing; public employment; organization and responsibilities in the Township's form of government; laws applicable to municipalities, including Titles 40 and 40A of the New Jersey Statutes, and, specifically, the Faulkner Act, Mayor Council Plan form of government under N.J.S.A. 40:69A-3 1 et seq.; municipal litigation; administrative proceedings; land use and real estate transactions; municipal ordinances; school budget appeals; Gross Receipts and Franchise Tax replacement revenues; sewer utility law; and Board of Health law.

Louis N. Rainone is the managing partner of Rainone Coughlin Minchello LLC and focuses his practice on municipal law, public sector labor and employment law, land use and civil litigation. He has served as counsel for many of the state's largest municipalities, which include Newark, Edison, Trenton, Franklin, Marlboro, Long Branch, Perth Amboy, Clifton, Brick, Piscataway, Rahway, Sayreville, Bound Brook and Green Brook. He has also served as special counsel to the County of Essex, The Essex County Improvement Authority, The Bergen County Sheriff, and the North Jersey District Water Supply Commission. Mr. Rainone currently serves as the Director of Law for the City of Rahway, City Attorney for the City of Long Branch, Township Attorney for the Township of Franklin, Somerset County, the Director of Law for the Township of Marlboro and Counsel to the Middlesex County Improvement Authority. He is also Special Labor Counsel to the Township of Brick, Township of Piscataway, Borough of Somerville, and City of Trenton. He along with the firm's other members counsels its municipal clients on significant redevelopment projects in Newark, East Brunswick, and Burlington City.

David L. Minchello is a partner of Rainone Coughlin Minchello, LLC and has extensive experience representing municipalities, counties and authorities throughout the State of New Jersey. He is currently the Corporation Counsel for the City of Plainfield, Township Attorney for the Township of Scotch Plains and General Counsel to the Union County Improvement Authority and the New Brunswick Parking Authority. In addition to acting as general counsel, he has been litigating matters for public entities for over twenty (20) years

His representation includes defense of employment actions. §1983 civil rights complaints and Title 59 matters. He has appeared in both the State and Federal Court, the Office of Administrative Law and the Appellate Division. Mr. Minchello also acts as labor counsel to municipalities throughout the State. He advises public entities on personnel matters, civil service regulations, collective

bargaining negotiations, internal investigations and disciplinary actions. He was previously the City Attorney for the City of Trenton and the City Solicitor (primary litigator) for the City of Plainfield. His experience includes the representation of the City of Plainfield, City of East Orange, City of Trenton, Burlington City, Mount Holly Township, City of Bayonne, Borough of Tinton Falls, City of Rahway, City of Paterson and the Town of Dover as Special Counsel.

Ronald H. Gordon is a senior partner with Rainone Coughlin Minchello, LLC who has an extensive background in municipal law, all aspects of land use, affordable housing and redevelopment law and matters involving the valuation, acquisition, and sales of real property. Mr. Gordon has represented numerous municipalities in the State of New Jersey, including serving as Attorney for the Township of North Brunswick, Borough of Emerson, Township of Aberdeen, City of Rahway, Town of Morristown, Township of Hazlet, and the Township of Marlboro.

Mr. Gordon has served as Special Counsel for Affordable Housing matters across New Jersey. He has been Affordable Housing Special Counsel in Woodbridge, Edgewater, Freehold Borough, Marlboro, Aberdeen, Matawan, Emerson, and North Brunswick.

Mr. Gordon also has an expertise in Local Redevelopment and Housing Law and represents the East Brunswick Redevelopment Agency and the Red Bank Redevelopment Agency. In addition, he has served as the Planning Board Attorney for the Borough of Spotswood, Borough of Carteret, and Township of East Brunswick. He has also served as the Municipal Prosecutor for the Borough of Keyport.

Carol A. Berlen is a partner with Rainone Coughlin Minchello, LLC who brings with her a distinctive background in municipal law, providing services to municipalities for more than 25 years. Ms. Berlen returned to the private practice of law after working in-house for the Township of Old Bridge and the New Jersey Office of Administrative Law. Ms. Berlen's practice currently centers on representing public entities and performing all legal services required by the various Improvement Authorities and municipalities that the firm represents.

John F. "Jack" Gillick is a partner at Rainone, Coughlin, Minchello, LLC and has an extensive history representing both public and private entities and their employees. Mr. Gillick concentrates his practice on the litigation of employment, civil rights, and personal injury claims, and has represented clients in dozens of jury trials on matters ranging from sexual harassment to excessive force to premises and automobile liability. He also has experience in conducting workplace investigations, providing employee and public official training, and handling indemnification and other employment-related contract issues. In addition to his significant trial and institutional work, Mr. Gillick has argued and won appeals before both the New Jersey Supreme Court and Third Circuit Court of Appeals, has been counsel of record on numerous opinions, and is admitted to practice before the United States Supreme Court.

Brian P. Trelease is a partner with Rainone Coughlin Minchello, LLC, whose practice focuses on the litigation involving the public entities and businesses that the firm represents. Mr. Trelease entered private practice with Rainone Coughlin Minchello after a lengthy history of representing public entities in Union County. Mr. Trelease is also currently a member of the Township of Cranford Zoning Board.

Claudia Marchese is a partner with Rainone Coughlin Minchello, LLC. Ms. Marchese previously served as the Executive Director of the Catastrophic Illness in Children Relief Fund Commission and as Counsel to Governor Chris Christie. Before entering public service, Ms. Marchese spent 18 years in private practice handling a variety of insurance defense litigation.

Matthew Tavares is a partner with Rainone Coughlin Minchello, LLC whose practice focuses on litigation defense. Mr. Tavares' experience includes representing municipal entities in Title 59, 42 U.S.C. §1983, and civil rights litigation in the United States District Court and New Jersey Superior Court and defending workers compensation matters for public entities. Mr. Tavares also has experience regarding employment law matters including retaliation, CEPA, LAD, New Jersey Civil Rights Act in the United States District Court, Superior Court of New Jersey, and the EEOC.

Sapana Shah is a partner at Rainone Coughlin Minchello, LLC. whose practice specializes in resolving complex issues deriving from the administration of local, county, and state government. Ms. Shah comes to Rainone Coughlin Minchello LLC, after maintaining her own practice for over a decade as well as working as Assistant Corporation Counsel for the City of Jersey City. As Assistant Corporation Counsel, Ms. Shah defended the City on a variety of matters such as excessive force claims, claims against public entities including but not limited to negligence, slip and falls, dangerous conditions, and OPRA matters. She also has experience reviewing Licensing Agreements, drafting RFP's Ordinances, Resolutions, Executive Orders, and Affordable Housing Agreements. Ms. Shah has provided advisory opinions for the Mayor, Council, and Department Directors. Ms. Shah was also a substitute Municipal Prosecutor for Woodbridge and Carteret and was a former trial attorney for American Insurance Group.

Michael R. Burns is a partner with Rainone Coughlin Minchello who brings over a decade of governmental experience to the firm, with concentrations on labor, litigation and redevelopment. Prior to joining the firm Mr. Burns served several municipalities in the role of Municipal Prosecutor, Labor Counsel, Defense Attorney and Special Counsel.

Christopher Zingaro is an associate at Rainone Coughlin Minchello, LLC who focuses on the representation of public entities in municipal and litigation matters. Mr. Zingaro has appeared on behalf of clients before the U.S. District Court for the District of New Jersey, the New Jersey Superior Court in both the Civil and Criminal Parts of the Law Division, and the New Jersey Office of Administrative Law.

John Harrington is part of the firm's Municipal Labor and Employment and Litigation Practice who has over 27 years of experience advising and representing employers in all aspects of employment law, including discrimination, retaliation, disability accommodation, leaves of absence and wrongful termination cases. He assists employers in reducing exposure to employment liability through timely advice, training and policy creation and implementation. He has worked with a wide variety of employers, from small local businesses to large corporations, public entities and educational institutions.

Edward P. Ruane is a Senior Associate at Rainone Coughlin Minchello who has a distinguished career as a trial attorney. Mr. Ruane has made numerous appearances in State and Federal Courts on behalf of both public and private clients. His experience includes business litigation,

professional malpractice, medical malpractice, personal injury, employment discrimination and criminal law. He is also a member of the District XII Ethics Committee as well as a member of the District XII Supreme Court of New Jersey Fee Arbitration Committee.

Thomas Schoendorf is an associate in Rainone Coughlin Minchello's litigation department. Prior to joining the firm Mr. Schoendorf gained experience litigating insurance defense matters.

Nahimot A. Adedimeji is an associate in Rainone Coughlin Minchello's litigation department. Ms. Adedimeji has gained experience in the Office of the Union County Counsel with regard to 42 U.S.C. §1983, the New Jersey Tort Claims Act, employment, government, contract and election matters. She is also experienced with inquiries involving the Open Public Record Act.

Corissa Sherman is an associate who practices in both Rainone Coughlin Minchello's municipal department and litigation department. Her practice focuses on all public entity matters performed by the firm for its clients.

Frank Dyevoich, Jr. is an associate in Rainone Coughlin Minchello's litigation department. Prior to joining the firm Mr. Dyevoich gained experience with matters involving labor and employment issues.

Lonnie Hinton is an associate who focuses on matters concerning governmental entities with regard to labor, litigation, redevelopment and general practices.

Harlynn Lack is an associate with the Firm's municipal section. Ms. Lack brings an abundance of experience acquired from notable appointments including the City of Paterson Law Department, where she shared her legal expertise involving focuses such as public records disclosure information, preparation of Ordinances and Resolutions, drafting and reviewing contracts for HUD Projects throughout the City and providing responses to subpoenas on behalf of the City. Ms. Lack was also the Affirmative Action/Equal Employment Opportunity Officer and made appearances in Municipal Court as the Assistant Municipal Prosecutor. Harlynn Lack was also a Staff Manager with the Government Records Council, where her work included in depth OPRA analysis.

Aaron Rainone is an associate who practices in both Rainone Coughlin Minchello's municipal department and litigation department. His practice focuses on all public entity matters performed by the firm for its clients.

Resumes detailing the educational qualifications, experience, and training are attached under Exhibit A.

INDEPENDENT AUTHORITIES AND AGENCIES

The law firm of Rainone Coughlin Minchello excels in the representation of independent authorities and agencies on both the county and local level. They include improvement authorities, housing authorities, utility authorities and redevelopment agencies. These independent entities require the full range of legal services including contract review, public procurement, labor and employment issues, and land use. Due to our extensive experience and expertise, Rainone Coughlin Minchello is uniquely qualified to represent independent authorities and agencies in all their legal needs.

MUNICIPAL LAW

Rainone Coughlin Minchello is one of the State's preeminent Municipal law firms. RCM's partners have served as general counsel and special counsel to the largest and most diverse Cities, Townships, Boroughs and Towns in New Jersey for more than three decades. They bring a wealth of not only legal experience, but hands-on government experience, to all of their municipal clients. The firm advises clients on all aspects of municipal governance including The Local Public Contracts Law, The Open Public Records Act, The Open Public Meetings Act, The Local Lands and Building Law, the Municipal Land Use Law, the Local Budget Law and the Local Fiscal Affairs Law. In addition to their considerable experience in attending and representing municipal governing bodies at their public meeting, the firm has assisted our clients in the preparation of resolutions, ordinances, policies, procedures, rules and procurement documents. Our attorneys have negotiated the acquisition of hundreds of acres of property through Open Space, Green Acres and Farmland preservation programs.

EMPLOYMENT LITIGATION DEFENSE

Employment litigation is a highly specialized field requiring a unique skillset and experience in order to deliver positive results. Our lawyers have decades of experience representing and counseling management and we understand the complexities of defending a claim brought by an employee. We represent employers in all aspects of an employment claim, from the counseling phase to the pre-suit negotiations and finally through the course of a lawsuit, if necessary. We work hand-in-hand with our clients to achieve the best possible outcome.

This office has successfully defended employers against allegations brought under New Jersey's Law Against Discrimination ("LAD"), the Conscientious Employee Protection Act ("CEPA"), the Americans with Disabilities Act ("ADA"), Title VII of the Civil Rights Act, as well as allegations of employment discrimination, wrongful termination, sexual harassment, hostile work environment, retaliation, restrictive covenant enforcement, unfair competition proceedings, wage and hour matters, safety and health matters, employee benefits litigation and litigation of workers' compensation claims. Our attorneys also handle Equal Employment Opportunity investigations.

LABOR AND EMPLOYMENT LAW

Rainone Coughlin Minchello has considerable experience as labor counsel for Local and County governments and agencies. Our experience includes the negotiation and settlement of Civilian, Police and Fire Collective Bargaining agreements in some of the largest and most contested public settings. We routinely handle grievance and disciplinary matters, hostile work environment and harassment claims, as well as arbitrations before PERC and Board of Mediation appointed Arbitrators and contested matters before the New Jersey Civil Service Commission. The Firm has considerable experience in handling scope of negotiation and arbitration petitions, and the defense of representation petitions and unfair practice charges before the Public Employment Relations Commission and in the courts.

On a day-to-day basis we counsel our public-sector clients on all aspects of labor employment practices including the Employer- Employee Relations Act, Civil Service Regulations, the Family Medical Leave Act, NJLAD, CEPA, ADA, and all other state and federal laws and regulations affecting public employment. We have assisted in the drafting of employment and personnel policies.

Public Employees Relation Commission (PERC)

Interest Arbitration: We have extensive experience representing dozens of public entity clients during interest arbitrations before PERC.

Grievance arbitration before PERC: The attorneys who will provide the requested services have extensive experience representing public entity clients during hundreds of grievance arbitrations before PERC.

PERC directed mediation and/or fact finding: The attorneys who will provide the requested services have extensive experience representing public entity clients during PERC directed mediation and fact finding.

Collective Bargaining Agreements

Some examples of our collective negotiations include:

Bergen County Sheriff:

PBA Local # 134

New Jersey Employees Labor Union, No. 1 Covering Blue and White Collar Employees

Bound Brook:

PBA Local # 380

Superior Officers Association

AFSCME Local 2169

Edison:

PBA Local # 75, Inc.

PBA Superior Officers Association

A.F.S.C.M.E. Local # 3269

International Association of Fire Fighters AFL-CIO and its Local 3997

International Association of Fire Fighters Local No IAFF Local 1197

International Association of Fire Fighters Local No 2883

New Jersey Regional Council of Carpenters and its Local Union 821

Office and Professional Employees AFL-CIO Local 32 (Crossing Guards)

Office and Professional Employees AFL-CIO Local 32 (Supervisors and Foremen)

UAW Local 2326 AFL-CIO (Water and Sewer Departments)

Franklin Township:

PBA Local # 154

PBA Supervisory Officers Association

Local 2426 American Federation of State County and Municipal Employees (AFSCME)

Communication Workers of America Local 1034

AFSCME Local 2859, White Collar Clerical Unit

AFSCME Local 2426, Blue Collar Supervisors

AFSCME Local 2426, Managers and Supervisors

Marlboro:

Communications Workers of America (Blue Collar Unit)

Communications Workers of America (White Collar Unit)

Communications Workers of America (Dispatcher/Police Clerical Unit)

Marlboro Public Works Supervisors Association

PBA Local No. 196

Fraternal Order of Police # 15 Senior Officers (Sergeant and Lieutenants)

Morristown:

PBA Local No.: 43 (Superior Officers)

Norwood:

DPW Association

PBA Local # 233

Old Bridge:

PBA Local 127

Piscataway:

Agreement between Piscataway PBA Local No. 93A and Township of Piscataway

Rahway

Local 32 OPEIU (Rahway City Hall Workers and Communications Operators)

PBA Local # 31

Firemen's Mutual Benevolent Association Local #33

Rahway Fire Officers Association, Local # 233

Rahway Local #32 OPEIU - Rahway Public Library

International Brotherhood of Teamsters, Local Union No. 469

South Amboy:

Municipal Employees Union of South Amboy

PBA Local 63

PBA/Superior Officers Association

GENERAL LITIGATION

Our litigation practice is well versed at developing an early litigation strategy and aggressively defending our clients in all aspects of a claim from pre-suit negotiations through trial and appeals. Our litigators are engaged in varied civil litigation in both Federal and State courts, as well as before Federal and State administrative agencies. We have extensive experience representing governmental entities in cases involving alleged constitutional and civil rights violations brought pursuant to 42 U.S.C. §1981, §1983 and the New Jersey Civil Rights Act, as well as allegations of police or government official misconduct. We defend claims of unlawful search and seizure, excessive force, due process violations, false arrest and imprisonment, assault and battery, failure to provide medical care, wrongful death, malicious prosecution, failure to train and Monell policy claims, to name a few. We also have decades of experience successfully defending municipalities in tort claims brought under Title 59.

Our litigators are also involved in contract disputes, insurance litigation, dispute resolution, including mediation and arbitration, premises liability, indemnification and insurance coverage disputes and personal injury defense including automobile and negligence litigation.

Below are just a few examples of our previous engagements:

- Capizzi v. Berkeley Township,
2013 WL 6389134 (N.J.Super. App Div. December 9, 2013)
- Dunbar Homes, Inc. v. Zoning Board of Adjustment of the Township of Franklin
Supreme Court of New Jersey, 233 NJ 546 (2018)
- County of Essex v. Rubin
2011 WL 2496222 (N.J.Super. App Div. June 24, 2011)
- K. Hovnanian Companies Northeast, Inc. v. County of Essex
2009 WL 2391971 (N.J. Super., App. Div. August 6, 2009)
- Hoffman v. Union County Prosecutor
Superior Court of New Jersey, N.J. Super. 206 (1990)
- In re Township of Edison, Intern. Ass'n of Firefightrs, Local 1197,
2014 WL 7261765 (N.J. Super. App. Div., December 23, 2014)

- Urbanski v. Township of Edison,
2014 WL 183966 (N.J. Super. App. Div. Jan. 17, 2014)
- Jersey City Public Employees, Inc., Local 245 v. City of Jersey City
2021 WL 2156440 (N.J. Super., App. Div., May 27, 2021)
- Lamb v. Global Landfill Reclaiming
Superior Court of New Jersey, N.J. Super 446, 530 (1987) A2d 803
- Linden Democratic Committee v. City of Linden
Superior Court, App. Div., 469 N.J. Super. 149, Cert. Granted.
- Lucia v. Carroll
2014 WL 2446113 (D.N.J. May 2, 2014).
- Lopez v. City of Plainfield
2015 WL 7737339 (D.N.J. Dec. 1, 2015)
- In Re Marlboro Township
2015 WL 4681168 (N.J. Super., App. Div., August 7, 2015)
- New Jersey Turnpike Authority v. Milford Realty Associates, LLC
2017 WL 3623148 (N.J. Super. App. Div., August 24, 2011)
- New Jersey Turnpike Authority v. Township of Monroe
2016 WL 741487 (N.J. Tax 55, February 22, 2016)
- Riverdale Development Partners, LLC v. Township of River Vale
2007 WL 413905 (N.J. Super. App. Div., February 8, 2007)
- Borough of Somerville v. Pathmark Stores, Inc.
2008 WL 2492252 (N.J. Super., App. Div., June 24, 2008)
- New York SMSA Ltd Partnership v. Township Council of Tp. Of Edison
Superior Court, App. Div., 382 N.J. Super., 541 (2006)
- Vaticano v. Township of Edison,
2013 WL 617016 (U.S. Court of Appeals, Third Circuit, 514 Fed.App.218,
February 20, 2013)
- Esposito v. Township of Edison,
Superior Court, App. Div., 306 N.J. Super. 280, 703 A.2d 674 (1997)
- Monroe Tp. Council v. Garibaldi,
Superior Court, App. Div., 216 N.J. Super. 19, 522 A.2d 1011 (1987)
- In Re Nugent,
2015 WL 7738723 (N.J. Super., App. Div. December 2, 2015)
- In Re Ordinance 2354-12 of Tp. Of West Orange, Essex County v. Township of West Orange
Superior Court, App. Div. 223 N.J. 589 (December 21, 2015)
- Tempe v. Twp. Of Edison,
2012WL 385416 (N.J. Super. App. Div. February 8, 2012)
- Brick Twp. PBA Local 230 v. Township of Brick,
Superior Court, App. Div. 446, N.J. Super. 61 (2016)
- In re Township of Edison, Intern. Ass'n of Firefightrs, Local 1197,
(2013) WL 396152 (N.J. Super., App. Div. January 31, 2013)
- Polkowitz v. Township of Edison,
2014WL 4109019 (NJ Super., App. Div. August 22, 2014)

- Township of Franklin v Franklin Tp. PBA Local 154, S
Superior Court, App. Div., 424 N.J. Super. 369 (2012)
- Cancro v. Township of Edison,
2012 WL 3030187 (N.J. Super. App. Div., July 25, 2012)
- Vallejo v. Rahway Police Dept.,
292 N.J. Super. 333
- Spadoro v. Whitman,
150 NJ 2 (1997)
- HC Equities v County of Union,
Supreme Court of New Jersey, 247 NJ 366 (2021)
- Quick v. Board of Educ. Of Twp of Old Bridge,
Superior Court, App. Div., 305-N.J. Super. 338

MUNICIPAL GOVERNMENT EXPERIENCE

The Firm and its attorneys have extensive experience providing the requested services. The listing of municipalities currently under contract with the firm is as follows:

Brookdale Community College
Suburban Metro Joint Insurance Fund
Garden State JIF
Central Jersey Joint Insurance Fund
Middlesex County Municipal Joint Insurance Fund
Monmouth Municipal Joint Insurance Fund
Ocean County Municipal Joint Insurance Fund
Township of Brick
City of Burlington
City of Clifton
Township of Dover
Township of East Brunswick
City of East Orange
Township of Englewood Cliffs
Township of Franklin
City of Long Branch
Township of Marlboro
Township of Matawan
Township of Monroe
City of Newark
Township of Mount Holly
Township of Piscataway
City of Plainfield
City of Rahway
Township of Scotch Plains
Scotch Plains Library
Borough of Somerville
City of Trenton
Township of Westampton
Township of Woodbridge
East Brunswick Redevelopment Authority
South Amboy Redevelopment Authority
Rahway Redevelopment Authority
County of Union
County of Middlesex
Middlesex County Improvement Authority
Union County Improvement Authority
New Brunswick Housing Authority
Township of Morristown

None of these public entities should create a conflict of interest.

REFERENCES

George Jackson, Business Administrator
City of Long Branch
344 Broadway
Long Branch, NJ 07740
(732) 222-7000

Robert Vornlocker, Township Manager
Township of Franklin
475 DeMott Lane
Somerset, NJ 08873
(732) 873-2500

Jonathan Capp, Business Administrator
Township of Marlboro
1979 Township Drive
Marlboro, NJ 07746
(732) 536-0200

ABILITY TO PROVIDE SERVICES IN A TIMELY MANNER

Rainone Coughlin Minchello LLC's office is based in Iselin, New Jersey providing our attorneys convenient access to the Township of Freehold. The Firm's close locale gives the attorneys availability to attend the regular public meetings and any other meetings requested by the Township.

Rainone Coughlin and Minchello LLC is equipped with the latest equipment and software to facilitate the performance of tasks undertaken on behalf of the Township.

This office is staffed by several skilled and experienced staff members, which include administrative assistants and paralegals with several years of experience with regard specifically to the issues involving higher education and public entities.

PAYMENT CONDITIONS AND RATE SCHEDULES

During the calendar year 2024 Rainone Coughlin Minchello proposes to provide services to the Township of Freehold at an hourly blended rate of One Hundred Ninety-Five Dollars (\$195.00) per hour for all attorney services required and One Hundred Twenty Dollars (\$120) per hour for all paralegal and law clerk services. These services include, but are not limited to, any and all activities performed on litigated matters (i.e., cases filed in State, Federal or Administrative Law Courts) and all activities performed at the request of the Township.

If the fees billed are to be paid by Developers Escrow, the Firm proposes to provide services at a rate of Two Hundred Eighty-Five Dollars (\$285.00) per hour for all attorneys. These services include, but are not limited to, any and all activities performed on litigated matters (i.e., cases filed in State, Federal or Administrative Law Courts); any and all activities performed with regard to duties as Redevelopment Counsel and any and all activities performed in at the request of the Mayor and Council.

While these rates represent a significant discount to the Township from our standard rates, we are cognizant of the financial constraints placed upon public entities, and we are amenable to negotiating our fee, if requested.

We further propose the following fees for expenses:

Reimbursable Expenses:

Photocopies	\$.30 per page;	Faxes	\$.25 per page
Printing	\$.10 per page;	Color Copies	\$.65 per page
CD Copy	\$5.00;	DVD Copy	\$10.00

Any additional reimbursable expenses will be subject to the approval of the Township.

Invoices and Payment: Invoices are sent on a monthly basis and payment is due within 30 days thereafter.

CONCLUSION

Thank you again for the opportunity to submit our Firm's qualifications to the Township of Freehold for Proposals for Legal Services. Given our extensive experience representing public entities and the substantial number of attorneys at the Township's disposal, we are confident that we will be able to meet the Township's legal requirements.

If any additional information is needed, or if you would like us to meet with representatives of the Township to discuss our qualifications, please feel free to contact our office.

Respectfully submitted,

RAINONE COUGHLIN MINCHELLO, LLC

By. 
Louis N. Rainone, Esq.

LNR/arg