

RESOLUTION NO. 2020-130

WHEREAS, Steve Kontos, ESK Builder, Inc has requested the reduction of performance guarantees posted on property located at 255 Cliffwood Ave, Block 183, Lot 11.01 on the Official Tax Map of the Township of Aberdeen; and

WHEREAS, the Township Engineer has recommended reduction of performance guarantee in a letter dated October 23, 2020.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Aberdeen that it hereby authorizes reduction of performance guarantees as follows: Performance Bond in the amount of \$200,459.88 be reduced to \$162,281.88 and cash bond in the amount of \$22,273.32 be reduced to \$18,031.32 in accordance with the October 23, 2020 recommendation of the Township Engineer.

BE IT FURTHER RESOLVED that the reduction of the aforesaid bond is subject to the payment of any outstanding inspection and professional fees and concurrence by the Township Manager and Township Attorney.

All resolutions or part of resolutions inconsistent herewith are hereby repealed.

JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME



October 23, 2020

TIM W. GILLEN, PE, PP, CME (1991-2019)
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME

Ms. Karen Ventura, Township Clerk
Township of Aberdeen
One Aberdeen Square
Aberdeen, NJ 07747

Re: Request for Performance Bond Reduction
Cliffwood Commons
241 Cliffwood Properties LLC
Block 183 Lot 11.01
Application No.: SP16-513
Our File No.: PABZ0183.07

Dear Ms. Ventura:

Pursuant to a request from 241 Cliffwood Properties, LLC for a reduction of the performance guarantees posted for the work associated with the above referenced site, please be advised that we have made the necessary site evaluation and we are reporting herein.

SCHEDULE A – BONDED IMPROVEMENTS

The original Schedule A Bonded Improvement guarantees recommended by our office and posted by the developer were calculated as follows:

Total Performance Guarantee	\$ 222,733.20
10% Cash Portion	\$ 22,273.32
90% Bond Portion	\$ 200,459.88

Accordingly, the total performance guarantee which should have been posted for the Schedule A bonded improvements is \$222,733.20 of which ten percent (\$22,273.32) should have been submitted as a cash guarantee with the remainder (\$200,459.88) submitted as a performance bond.

It is our understanding that the performance guarantees posted for this site have not previously been reduced and still remain at 100% of the original amount.

Relative to our recent observation of the site and review of our files, the bulk of the bonded improvements have been completed; however, there are several items that are outstanding as indicated on the attached list.

Sanitary Sewer Improvements

The sanitary sewer improvements have been completed; however, some completion and/or corrective work is necessary as indicated on the attached list. Accordingly, we recommend that the performance guarantees be reduced to 30% of the originally calculated performance guarantee to ensure final completion.



Ms. Karen Ventura
October 23, 2020
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Water System Improvements

The water system improvements have been completed; however, some completion and/or corrective work is necessary as indicated on the attached list. Accordingly, we recommend that the performance guarantees be reduced to 30% of the originally calculated performance guarantee to ensure final completion.

Buffer Landscaping

The landscape plantings have not been installed at this time. Accordingly, we cannot recommend that the performance guarantees be reduced at this time.

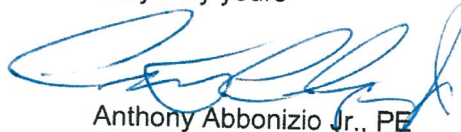
BOND REDUCTION RECOMMENDATION

The estimated remaining Schedule A Improvement cost for 241 Cliffwood Properties LLC has been calculated at **\$180,313.20** based on the attached estimated remaining improvement cost breakdown.

Accordingly, rather than release the entire performance guarantee at this time, we recommend that the same be reduced to **\$180,313.20** of which 10% **\$18,031.32** should be retained as a cash guarantee with the remaining **\$162,281.88** as a performance bond until such time that the remaining improvements at the site have been completed, subject to approval by the Township Attorney.

Should you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours



Anthony Abbonizio Jr., PE
Township Engineer's Office

AA

Enclosure

cc: Karen Ventura, Township Clerk
Maxine Rescorl, Board Secretary
Mike Augello, Esq., Township Attorney



TOWNSHIP OF ABERDEEN
Cliffwood Commons
Lot 11.01; Block 183

OUTSTANDING ITEMS

Date: October 23, 2020
Our File No.: PABZ0183.07
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Sanitary Sewer Improvements

1. All sanitary sewer shall be pressured tested.
2. An as-built plan should be submitted for all sanitary sewer improvements including manholes, lateral locations and all cleanouts.

Water System Improvements

1. The water main shall be tested and disinfected and lab results shall be provided.
2. An as-built plan should be submitted for all water system improvements including mains, valves, service lines and meter pits.

Buffer Landscaping

1. All buffer landscaping shall be installed



TOWNSHIP OF ABERDEEN
241 CLIFFWOOD PROPERTIES LLC (SP16-513)
BLOCK 183 LOTS 11.01
ESTIMATED REMAINING SITE IMPROVEMENT COST
SCHEDULE "A"

Item	Description		Price	Amount
SCHEDULE A - BONDED IMPROVEMENTS				
A. SANITARY SEWER				
1	Sanitary connection	0 EA	\$15,000.00	\$0.00
2	8" SDR-35 sanitary main	0 LF	\$40.00	\$0.00
3	Sanitary manhole, doghouse	0 EA	\$7,500.00	\$0.00
	HOLD AT 30% OF \$24,500.00			\$7,350.00
B. WATER				
1	Wel Tap, 8"x16"	0 EA	\$8,500.00	\$0.00
2	Water Valve, 8"	0 EA	\$4,500.00	\$0.00
	HOLD AT 30% OF \$26,000.00			\$7,800.00
C. BUFFER LANDSCAPING				
Trees				
1	October Glory Red Maple, 2.5"-3" cal., B&B	9 EA	\$565.00	\$5,085.00
2	Leyland Cypress, 6'-8' ht., B&B	46 EA	\$225.00	\$10,350.00
3	True Shade Honeylocust, 2.5"-3" cal., B&B	1 EA	\$565.00	\$565.00
4	Shadblow, 6'-8' ht., B&B	17 EA	\$340.00	\$5,780.00
5	White Flowering Dogwood, 6'-8' ht., B&B	12 EA	\$290.00	\$3,480.00
6	Keteleeri Juniper, 6'-8' ht., B&B	48 EA	\$265.00	\$12,720.00
7	Swamp White Oak, 3"-3.5" cal., B&B	11 EA	\$740.00	\$8,140.00
8	Red Cedar, 6'-8' ht., B&B	38 EA	\$262.00	\$9,956.00
9	Norway Spruce, 6'-8' ht., B&B	49 EA	\$225.00	\$11,025.00
10	Sweetgum, 2.5"-3" cal., B&B	6 EA	\$565.00	\$3,390.00
Shrubs				
11	Edward Goucher Abelia, 24"-36" ht., cont.	10 EA	\$40.00	\$400.00
12	Blue Spirea, 24"-36" ht., cont.	14 EA	\$40.00	\$560.00
13	Inkberry, 24"-36" ht., B&B	44 EA	\$56.00	\$2,464.00
14	Compact Inkberry, 24"-36" ht., cont.	32 EA	\$58.00	\$1,856.00
15	Common Boxwood, 24"-36" ht., B&B	5 EA	\$96.00	\$480.00
16	Witch hazel, 24"-36" ht., B&B	6 EA	\$51.00	\$306.00
17	Maryland Beauty Winterberry, 24"-36" ht., B&B	12 EA	\$42.00	\$504.00
18	Southern Gentleman Winterberry, 24"-36" ht., B&B	1 EA	\$42.00	\$42.00
19	Virginia Sweetspire, 24"-36" ht., B&B	35 EA	\$44.00	\$1,540.00
20	Northern Bayberry, 24"-36" ht., B&B	7 EA	\$42.00	\$294.00
21	Fragrant Sumac, 3 gal., cont.	58 EA	\$55.00	\$3,190.00
22	Prague Viburnum, 24"-36" ht., B&B	70 EA	\$58.00	\$4,060.00
Perennials				
23	Lady Fern, 1 gal., cont.	61 EA	\$20.00	\$1,220.00
24	Royal Fern, 1 gal., cont.	450 EA	\$20.00	\$9,000.00
25	Little Bluestem, 1 gal., cont.	153 EA	\$19.00	\$2,907.00
26	Alum Root, 1 gal., cont.	46 EA	\$20.00	\$920.00
27	Hibiscus, 1 gal., cont.	750 EA	\$19.00	\$14,250.00
28	Beebalm, 1 gal., cont.	900 EA	\$18.00	\$16,200.00
29	Grande Parade Beebalm, 1 gal., cont.	40 EA	\$19.00	\$760.00
30	Marshal's Delight Beebalm, 1 gal., cont.	143 EA	\$19.00	\$2,717.00
31	Black-eyed Susan, 1 gal., cont.	50 EA	\$19.00	\$950.00
SCHEDULE A TOTAL:				\$150,261.00
TOTAL BOND AMOUNT (120% X SCHEDULE A TOTAL):				\$180,313.20
SURETY BOND AMOUNT 90%:				\$162,281.88
CASH BOND AMOUNT (10%):				\$18,031.32