

## **RESOLUTION NO. 2021-48**

**WHEREAS**, Highline Arena has requested the reduction of performance guarantees posted on property located at 17 Blair Road, Block 12, Lot 6 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 January 26, 2021.

**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 \$44,558.64 be reduced to \$13,367.59 and cash bond in the amount of \$4,950.96 be reduced to \$1,485.29 in accordance with the January 26, 2021 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All resolutions or part of resolutions inconsistent herewith are hereby repealed.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



January 26, 2021

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  
One Aberdeen Square  
Aberdeen, NJ 07747

**RE: Request for Performance Bond Reduction**  
**Highline Arena aka Tab Ramos**  
**17 Blair Road**  
**Block 12; Lot No 6**  
**Application No. SP19-502 / Formerly SP10-507**  
**Our file No. PABZ00012.06**

Dear Ms. Ventura:

Pursuant to a request from the applicant for a reduction of the performance guarantees posted for the above referenced site improvements, please be advised that we have made the necessary site evaluation and we are reporting herein.

#### **SCHEDULE A - BONDED IMPROVEMENTS**

The original performance guarantees recommended by our office were calculated as follows:

10% Cash Portion	\$ 4,950.96
90% Bond Portion	\$ 44,558.64
Total Performance Guarantee	\$ 49,509.60

Accordingly, the total performance guarantee which should have been posted for the Schedule A bonded improvements is \$49,509.60 of which ten percent (\$4,950.96) should have been submitted as a cash guarantee with the remainder (\$44,558.64) submitted as a performance bond.

It is our understanding that the performance guarantees posted for this site have no 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 improvements have been completed; however, there are several items that are outstanding as indicated on the attached list.

#### **SITE IMPROVEMENTS**

The bulk of the site improvements have been installed; 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, Township Clerk  
Township of Aberdeen

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### **BUFFER LANDSCAPING**

The landscape plantings have been installed; 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.

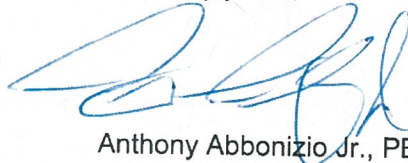
### **BOND REDUCTION RECOMMENDATION**

The estimated remaining Schedule A improvement cost for Highline Arena has been calculated at **\$14,852.88** 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 30% of the originally calculated performance guarantee or **\$14,852.88** of which 10% (**\$1,485.29**) should be retained as a cash guarantee with the remainder (**\$13,367.59**) 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

cc: Nick Fusilli, Highline Arena, Applicant



**TOWNSHIP OF ABERDEEN**  
**Highline Arena**  
**Lot No 6; Block 12**

**OUTSTANDING ITEMS**

Date: January 26, 2021  
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**Site improvements**

1. The bituminous pavement that ties into Blair Road shall be revised to match the grades at the intersection.
2. As-builts have not been submitted for the overall site and the underground stormwater management facility.
3. The underground stormwater management facility has not been certified by the engineer of record.
4. Topsoil, seed and stabilize all bare lawn areas shall be completed.

**Buffer landscaping**

1. All buffer landscaping has been planted; however the plant size of the material is not as per the approved plan.



TOWNSHIP OF ABERDEEN  
HIGHLINE AREA LLC (SP19-502)  
17 BLAIR RD - BLOCK 12 LOT 6  
REMANING SITE IMPROVEMENT COST  
SCHEDULES "A" AND "B"

Item	Description		Price	Amount
<b>SCHEDULE A - BONDED IMPROVEMENTS</b>				
<b>A. SITE IMPROVEMENTS</b>				
1	Concrete Curb 9"x18"	0 LF	\$20.00	\$0.00
2	Concrete Sidewalk, 4' wide, 4" thick, 4500 PSI	0 SF	\$6.00	\$0.00
3	DWS, Safety red	0 SF	\$200.00	\$0.00
1	Topsoil, seed, mulch	90 SY	\$6.00	\$540.00
	HELD AT 30% OF \$11,340.00			\$3,402.00
<b>B. BUFFER LANDSCAPING</b>				
1	Arborviteaa 'Emerald Green', 6-8' HT, B&B	0 EA	\$350.00	\$0.00
2	Hick's Yew, 3 Gal. Cont.	14 EA	\$78.00	\$1,092.00
3	Winter Berry Holly, 3 Gal. Cont.	14 EA	\$59.00	\$826.00
	HELD AT 30% OF \$29,918.00			\$8,975.40
<b>SCHEDULE A TOTAL:</b>				<b>\$12,377.40</b>
<b>TOTAL BOND AMOUNT (120% X SCHEDULE A TOTAL):</b>				<b>\$14,852.88</b>
<b>SURETY BOND AMOUNT 90%:</b>				<b>\$13,367.59</b>
<b>CASH BOND AMOUNT (10%):</b>				<b>\$1,485.29</b>
<b>SCHEDULE B - NON-BONDED IMPROVEMENTS</b>				
<b>A. SITE CLEARING</b>				
1	Pavement removal	0 SY	\$3.00	\$0.00
2	Concrete sidewalk removal	0 SF	\$5.00	\$0.00
3	Curb Removal	0 LF	\$3.00	\$0.00
4	Fence, lighting & sign removal	0 LS	\$5,500.00	\$0.00
5	Tree Removal	0 EA	\$500.00	\$0.00
<b>B. SOIL EROSION AND CONTROL</b>				
1	Construction entrance	0 UN	\$2,500.00	\$0.00
2	Silt fence	0 LF	\$3.00	\$0.00
3	Inlet Protection	0 EA	\$300.00	\$0.00
4	Final grading, topsoil, seed, mulch	363 SY	\$5.00	\$1,815.00



TOWNSHIP OF ABERDEEN  
HIGHLINE AREA LLC (SP19-502)  
17 BLAIR RD - BLOCK 12 LOT 6  
REMANING SITE IMPROVEMENT COST  
SCHEDULES "A" AND "B"

Item	Description		Price	Amount
<b>C. STORM DRAINAGE IMPROVEMENTS</b>				
1	Inlet, Type B, 6" head, eco type N with bike safe grate	0 EA	\$3,500.00	\$0.00
2	Inlet, Type A, with bike safe grate	0 EA	\$10,000.00	\$0.00
3	4' Storm manhole with casting	0 EA	\$4,500.00	\$0.00
4	15" RCP CI III storm pipe	0 LF	\$30.00	\$0.00
5	Cleanouts	0 EA	\$500.00	\$0.00
6	MTD, Peak Diversion Stormfilter	0 EA	\$60,000.00	\$0.00
7	R-Tank Underground Basin	1 EA	\$142,000.00	\$142,000.00
<b>E. SITE IMPROVEMENTS</b>				
1	9"x18" Concrete Curb	0 LF	\$20.00	\$0.00
2	Bituminous pavement surface course, Mix I-5	25 TON	\$90.00	\$2,250.00
3	Bituminous pavement base course, Mix I-2	0 TON	\$80.00	\$0.00
4	6" DGA base course	0 CY	\$30.00	\$0.00
5	4" concrete sidewalk	0 SF	\$6.00	\$0.00
6	Trash enclosure pad, 6" thick reinforced	100 SF	\$65.00	\$6,500.00
7	Trash enclosure fence	24 LF	\$60.00	\$1,440.00
8	Fencing, 8' vinyl privacy fence	0 LF	\$60.00	\$0.00
9	8' wide Fence Gate, double swing door, vinyl fence	1 EA	\$1,250.00	\$1,250.00
10	Modular Block Retaining Wall	0 SF	\$35.00	\$0.00
11	Concrete Wheel Stops	0 EA	\$300.00	\$0.00
12	ADA DWS	0 SF	\$200.00	\$0.00
13	4" wide thermoplastic striping	0 LF	\$1.50	\$0.00
14	24" wide thermoplastic striping	0 LF	\$4.50	\$0.00
15	Traffic markings	0 EA	\$175.00	\$0.00
16	Traffic markings, handicap symbol	0 EA	\$500.00	\$0.00
17	Handicap parking sign	0 EA	\$300.00	\$0.00
18	MUTCD Traffic control signs	0 EA	\$300.00	\$0.00
<b>E. LIGHTING</b>				
1	Cimarron Lighting, LED, CL1-30L-4K-3	0 EA	\$5,000.00	\$0.00
2	Cimarron Lighting, LED, CL1-30L-4K-4	0 EA	\$5,000.00	\$0.00
3	Cimarron Lighting, LED, CL1-30L-4K-4-BC	0 EA	\$5,000.00	\$0.00
<b>SCHEDULE B TOTAL:</b>				<b>\$155,255.00</b>
<b>TOTAL CONSTRUCTION COST (Schedule A + B):</b>				<b>\$167,632.40</b>



17 Blair Road  
Aberdeen, NJ 07747  
732-290-0003  
[www.highlinearena.com](http://www.highlinearena.com)

December 16, 2020

Township of Aberdeen  
1 Aberdeen Square  
Aberdeen, NJ 07747  
Attention Karen Ventura

Re: Highline Arena aka Tab Ramos  
17 Blair Rd  
Aberdeen, NJ 07747  
Block 12; Lot No 6  
Application No. SP19-502 / Formerly SP10-507  
File No. PABZ00012.06

Dear Karen,

On Tuesday December 15, 2020 we had a site visit from Anthony Abbonizio from CME Associates. On the visit he informed us that he would allow 70% of our escrow &/or bond would be released back to us. I am sending this as a request to begin that process. The remaining 30% will stay with the Township of Aberdeen until the following is completed:

1. As-builts certified by engineer
2. Back portion of the property is topsoiled and seeded in Spring. Unable to complete now due to winter weather.

If you have any questions, please feel free to reach out to Chris Gosha either by email or my cell phone (908) 461-7504.

Thank you

Nick Fusilli  
Owner

Chris Gosha  
General Manager