

RESOLUTION NO. 2023- 401

A RESOLUTION APPROVING SURETY REDUCTION,  
RELEASE OR RENEWAL AS SUBMITTED BY THE CITY  
ENGINEER.

WHEREAS, pursuant to N.J.S.A. 40:55D-53 and a report submitted by the City of Vineland Engineer dated July 27, August 2 and 4, 2023, a surety reduction, release or renewal is hereby requested.

NOW THEREFORE BE IT RESOLVED, by the Council of the City of Vineland that:

1. Requests for Surety Release as submitted by the City of Vineland Engineer are hereby approved for:
  - Walter Site Plan Phase 2, W. Sherman Avenue, Project #05-731
  - Souders/Jackson Self Storage, Elmer Road, Project #01-246
  - 1615 W Garden Road, LLC, W. Garden Road, Project #PBA-22-00020
  - YSC Property Management, LLC, W. Garden Road, Project #PBA-22-00019
  - Vineland Auto Body, S. Delsea Drive, Project #13-1359
  
2. Pursuant to N.J.S.A. 40:55D-53, the City Clerk of the City of Vineland is hereby authorized and directed to notify the obligor of the action taken by City Council as set forth above.

Adopted:

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President of Council

ATTEST:

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City Clerk

REPORT TO: Mayor and City Council  
FROM: David J. Maillet, City Engineer  
DATE: July 27, 2023  
RE: Surety Report



The Engineering/Planning Division has conducted an on-site inspection of the below project for the purpose of determining compliance with required site improvements, and has prepared the following report:

**BOND RELEASE:**

1. Walter Site Plan Phase 2– W. Sherman Avenue, Block 6101, Lot 28, Project #05-731.

Mailing Address: SB & B Realty  
994 W. Sherman Avenue, Bldg 1  
Vineland, NJ 08360

Type of Surety: Certified Check for \$1,100.00 (Previously reduced from \$44,427.00)

Surety Expiration Date: N/A

Since all the required improvements are complete, it is being recommended to City Council that the surety be released in its entirety.

2. Souders/Jackson Self Storage– Elmer Road, Block 6202, Lot 2, Project #01-246.

Mailing Address: East Avenue Properties, LLC  
1221 Piney Hollow Road  
Newfield, NJ 08344

Type of Surety: Certified Check for \$9,300.00

Surety Expiration Date: N/A

Since all the required improvements are complete, it is being recommended to City Council that the surety be released in its entirety.

Very Truly Yours,

A handwritten signature in blue ink, consisting of a stylized 'D' followed by a long horizontal flourish.

David J. Maillet, P.E.  
City Engineer

DM/YR

xc: City Clerk  
Finance Dept.

**Itemized Surety Amount**

Location: W. Sherman Ave.  
 Project: Walters Site Plan - Phase 2  
 Project #S-731

Made by: Stephen Hawk  
 Checked by:

Date: May 18, 2006  
 Date: Rev 4-30-07 Rev 2-13-08 Rev 9-18-18 Rev 8-20-20

Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete	Balance	Notes	Date-Inspect	%Complete	Balance	Notes	Date-Inspect	%Complete	Balance
Topsoil/Fertilizer/Seed (All Disturbed Areas)	LS		LS	\$2,750.00	19-Apr-07	70%	\$825.00	a)	13-Feb-18	100%	\$0.00		18-Sep-18	100%	\$0.00
Arborvitae, Installed	EA	12	\$72.00	\$864.00	19-Apr-07	0%	\$864.00		13-Feb-18	0%	\$864.00		18-Sep-18	100%	\$0.00
White Pines, Installed	EA	29	\$75.00	\$2,175.00	19-Apr-07	0%	\$2,175.00		13-Feb-18	0%	\$2,175.00		18-Sep-18	100%	\$0.00
Shade Trees, Installed	EA	37	\$120.00	\$4,440.00	19-Apr-07	70%	\$1,332.00	a)	13-Feb-18	100%	\$0.00		18-Sep-18	100%	\$0.00
Landscaping & Plantings	LS		LS	\$2,200.00	19-Apr-07	70%	\$660.00	a)	13-Feb-18	100%	\$0.00		18-Sep-18	100%	\$0.00
Fenced Trash Enclosure	EA	1	\$1,200.00	\$1,200.00	19-Apr-07	70%	\$360.00	a)	13-Feb-18	100%	\$0.00		18-Sep-18	100%	\$0.00
Board on Board Fence 6' High	LF	1,286	\$18.50	\$23,791.00	19-Apr-07	70%	\$7,137.30	a)	13-Feb-18	100%	\$0.00		18-Sep-18	100%	\$0.00
6" Thick Dense Graded Aggregate	SY	2,864	\$4.00	\$11,456.00	19-Apr-07	70%	\$3,436.80	a)	13-Feb-18	100%	\$0.00		18-Sep-18	100%	\$0.00
2" Thick Hot Mix Asphalt I-5 Surface Course	SY	2,864	\$8.00	\$22,912.00	19-Apr-07	70%	\$6,873.60	a)	13-Feb-18	100%	\$0.00		18-Sep-18	100%	\$0.00
Linestriping & Restripe HC Spaces	LS		LS	\$1,000.00	19-Apr-07	70%	\$300.00	a)	13-Feb-18	100%	\$0.00		18-Sep-18	100%	\$0.00
Site Lighting	LS		LS	\$4,100.00	19-Apr-07	70%	\$1,230.00	a)	13-Feb-18	100%	\$0.00		18-Sep-18	100%	\$0.00
Concrete Curb 6" x 18"	LF	882	\$12.00	\$10,584.00	19-Apr-07	70%	\$3,175.20	a)	13-Feb-18	100%	\$0.00		18-Sep-18	100%	\$0.00
Concrete Sidewalk 4" Thick	SY	196	\$24.50	\$4,802.00	19-Apr-07	70%	\$1,440.60	a)	13-Feb-18	100%	\$0.00		18-Sep-18	100%	\$0.00
18" Diameter HDPE Pipe	LF	646	\$22.50	\$14,535.00	19-Apr-07	70%	\$4,360.50	a)	13-Feb-18	100%	\$0.00		18-Sep-18	100%	\$0.00
24" Diameter HDPE Pipe	LF	70	\$30.00	\$2,100.00	19-Apr-07	70%	\$630.00	a)	13-Feb-18	100%	\$0.00		18-Sep-18	100%	\$0.00
24" Diameter Flared End Section	EA	1	\$150.00	\$150.00	19-Apr-07	70%	\$45.00	a)	13-Feb-18	100%	\$0.00		18-Sep-18	100%	\$0.00
Standard Stormwater Manhole	EA	1	\$1,800.00	\$1,800.00	19-Apr-07	70%	\$540.00	a)	13-Feb-18	100%	\$0.00		18-Sep-18	100%	\$0.00
Stormwater Inlet Type 'B'	EA	1	\$1,600.00	\$1,600.00	19-Apr-07	70%	\$480.00	a)	13-Feb-18	100%	\$0.00		18-Sep-18	100%	\$0.00
Basin Drive	LS		LS	\$5,800.00	19-Apr-07	0%	\$5,800.00		13-Feb-18	0%	\$5,800.00		20-Aug-20	100%	\$0.00
Basin Excavation & Seed	LS		LS	\$3,200.00	19-Apr-07	50%	\$1,600.00		13-Feb-18	50%	\$1,600.00		18-Sep-18	100%	\$0.00
Rip Rap Protection/Conduit Outlet Protection	LS		LS	\$950.00	19-Apr-07	0%	\$950.00		13-Feb-18	100%	\$0.00		18-Sep-18	100%	\$0.00
Overflow Apron	LS		LS	\$1,000.00	19-Apr-07	0%	\$1,000.00		13-Feb-18	0%	\$1,000.00		20-Aug-20	100%	\$0.00
<b>SUBTOTAL</b>				<b>\$123,409.00</b>			<b>\$45,215.00</b>				<b>\$11,439.00</b>				<b>\$0.00</b>
Additional 20% Contingency			0.20	\$2,681.80			\$9,043.00				\$2,287.80				\$0.00
<b>TOTAL SURETY</b>				<b>\$148,090.80</b>			<b>\$54,258.00</b>				<b>\$13,726.80</b>				<b>\$0.00</b>
<b>BOND FOR:</b>				<b>\$148,090.00</b>			<b>\$54,258.00</b>				<b>\$13,720.00</b>				<b>\$0.00</b>

Per MLUL (40:55D-53.e(1)), 30% to be retained **\$44,427.00**

*Any and all estimate items that have been noted above as 100% complete are so noted solely for the purposes of estimation and do not constitute full acceptance of such item(s). The City of Vineland reserves the right to seek additional performance relating to such item(s) and/or reduce the completion percentages at its discretion due to changed conditions.*





REPORT TO: Mayor and City Council  
FROM: David J. Maillet, City Engineer  
DATE: August 2, 2023  
RE: Surety Report

The Engineering/Planning Division has conducted an on-site inspection of the below project for the purpose of determining compliance with required site improvements, and has prepared the following report:

**BOND RELEASE:**

1. 1615 W Garden Road, LLC– 1615 W. Garden Road, Block 1101, Lot 17, Project #PBA-22-00020

Mailing Address: Jeffrey R. Chang, Esq.  
997 Lenox Drive  
Lawrenceville, NJ 08648-2311

Type of Surety: Bond #107786229 for \$71,700.00  
Bond #107786227 for \$10,200.00

Surety Expiration Date: N/A

City Engineer recommends release of bond #107786229 for \$71,700.00 and #107786227 for \$10,200.00 since replacements issued by certified checks for \$71,700.00 and \$10,200.00 have been posted for this project.

Very Truly Yours,

A blue ink handwritten signature, appearing to be "D. Maillet", with a long, wavy horizontal line extending to the right.

David J. Maillet, P.E.  
City Engineer

DM/YR

xc: City Clerk  
Finance Dept.

REPORT TO: Mayor and City Council  
FROM: David J. Maillet, City Engineer  
DATE: August 4, 2023  
RE: Surety Report



The Engineering/Planning Division has conducted an on-site inspection of the below project for the purpose of determining compliance with required site improvements, and has prepared the following report:

**BOND RELEASE:**

1. YSC Property Management, LLC– 2196 W. Garden Road, Block 602, Lot 10, Project #PBA-22-00019.

Mailing Address: Archetto Construction, LLC  
1400 W. Landis Avenue  
Vineland, NJ 08360

Type of Surety: Certified Check for \$15,600.00  
Certified Check for \$17,600.00

Surety Expiration Date: N/A

Since all the required improvements are complete, it is being recommended to City Council that the surety be released in its entirety.

2. Vineland Auto Body– 3181 S. Delsea Drive, Block 7002, Lot 44, Project #13-1359.

Mailing Address: Mr. Louis Altobelli  
Vineland Auto Body  
2702 Route 9  
Rio Grande, NJ 08242

Type of Surety: Certified Check for \$8,900.00

Surety Expiration Date: N/A

Since all the required improvements are complete, it is being recommended to City Council that the surety be released in its entirety.

Very Truly Yours,

A handwritten signature in blue ink, consisting of a stylized 'D' followed by a long, wavy horizontal line.

David J. Maillet, P.E.  
City Engineer

DM/YR

xc: City Clerk  
Finance Dept.



**SURETY ESTIMATE FOR SITE SAFETY AND STABILIZATION**

Location: 2196 W. Garden Rd (Bl 602, L 10)  
 Project: YSC Prop. Management aka Eagle Pallet  
 Project #: PBA-22-00019

Made by: RRH  
 Checked by:

Date: 12/12/2022  
 Rev 6/19/23

Improvement Description	Unit	Quantity	U-Price	Total Amount
<b>Total Performance Surety Cost Estimate</b>	LS	1	\$606,500.00	\$606,500.00
Bond for Initial Cost of \$100,000.00	LS	1	\$5,000.00	\$5,000.00

Improvement Description	Amount Applied	Percentage Applied (%)	Bond Cost Applied	Cumulative Bond Subtotal
Bond for Improvement Costs Exceeding \$100,000.00 and Lower than \$1,000,000.00	\$506,500.00	2.5%	\$12,662.50	\$17,662.50

Improvement Description	Amount Applied	Percentage Applied (%)	Bond Cost Applied	Cumulative Bond Subtotal
Bond for Improvement Costs Exceeding \$1,000,000.00	\$0.00	1.0%	\$0.00	\$17,662.50
<b>TOTAL SURETY</b>				<b>\$17,662.50</b>
<b>BOND FOR:</b>				<b>\$17,600.00</b>

100% Complete - RH - 6/19/23

**SURETY ESTIMATE FOR PRIVATELY-OWNED PERIMETER LANDSCAPING BUFFER**

Location: 2196 W. Garden Rd (BI 602, L 10)  
 Project: YSC Prop. Management aka Eagle Pallet  
 Project #: PBA-22-00019

Made by: RRH      Date: 12/12/2022 Rev 6/19/23  
 Checked by:      Date:

Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete	Balance
<b>LANDSCAPING</b>							
Evergreen Trees	EA	65	\$200.00	\$13,000.00	6/19/2023	100%	\$0.00
<b>SUBTOTAL</b>				\$13,000.00			\$0.00
Additional 20% Contingency			0.20	\$2,600.00			\$0.00
<b>TOTAL SURETY</b>				\$15,600.00			\$0.00
<b>BOND FOR:</b>				\$15,600.00			\$0.00

**Per MLUL (40:55D-53.e(1)), 30% to be retained      \$4,680.00**

*Any and all estimate items that have been noted above as 100% complete are so noted solely for the purposes of estimation and do not constitute full acceptance of such item(s). The City of Vineland reserves the right to seek additional performance relating to such item(s) and/or reduce the completion*

## Maintenance Bond Amount

Location: 3181 S. Delsea Drive  
 Project: Vineland Auto Body  
 Project #: 13-1359

Made by: David Maillet  
 Checked by: RRH

Date: April 28, 2014  
 Date: August 3, 2023

Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete	Balance
Seeding	SY	3000	\$1.00	\$3,000.00	8/3/2023	100%	
Shade Trees	EA	23	\$500.00				
Evergreen Trees	EA	46	\$200.00				
Shrubs	EA	22	\$30.00				
6' High Vinyl Fence	LF	510	\$40.00				
6' High Chain Link Fence with Screening Slats	LF	435	\$30.00				
Fenced Trash Enclosure	EA	1	\$800.00				
Site/Lot Grading	AC	2.20	\$3,000.00				
6" Thick Dense Graded Aggregate	SY	4,260	\$6.00				
3" Thick Hot Mix Asphalt Base Course	SY	4,260	\$12.00				
2" Thick Hot Mix Asphalt Surface Course	SY	4,260	\$7.00				
Linestriping	LS	1	\$1,500.00				
Site Lighting	LS	1	\$10,600.00				
Stop Sign	EA	2	\$200.00				
Concrete Curb 6" x 18"	LF	1,310	\$25.00				
Concrete Sidewalk 4" Thick	SY	1,580	\$35.00				
Handicapped Ramps	EA	5	\$200.00				
Concrete Wheelstops	EA	24	\$40.00				
15" Diameter Reinforced Concrete Pipe	LF	398	\$37.00	\$14,726.00	8/3/2023	100%	
15" Diameter HDPE Pipe	LF	406	\$32.00	\$12,992.00	8/3/2023	100%	
Flared End Section	EA	2	\$500.00	\$1,000.00	8/3/2023	100%	
Standard Stormwater Manhole	EA	1	\$2,500.00	\$2,500.00	8/3/2023	100%	
Stormwater Inlet Type 'B'	EA	4	\$2,500.00	\$10,000.00	8/3/2023	100%	
Basin Outlet Structure	EA	1	\$3,500.00	\$3,500.00	8/3/2023	100%	
Basin Excavation	CY	1,100	\$10.00	\$11,000.00	8/3/2023	100%	
Outlet Protection	EA	1	\$800.00	\$800.00	8/3/2023	100%	
<b>SUBTOTAL</b>				<b>\$59,518.00</b>			
<b>TOTAL MAINTENANCE</b>				<b>(15% of Subtotal)</b>	<b>\$ 8,927.70</b>		
<b>BOND FOR:</b>					<b>\$ 8,900.00</b>		