

RESOLUTION NO. 2024-217

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 May 7, 13 and 14, 2024, a surety reduction, release or renewal is hereby requested.

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

1. Request for Surety Reduction as submitted by the City of Vineland Engineer is hereby approved for:
  - Presidential Heights II, E. Chestnut Avenue, Project #PZ-19-00010
2. Requests for Surety Release as submitted by the City of Vineland Engineer are hereby approved for:
  - Rural Development Corporation, Mays Landing Road, Project #ZBA-23-00027
  - Krenzer Enterprises, N. Lincoln Avenue, Project #ZBA-22-00046
  - AG Auto Group, LLC, N. Delsea Drive, Project #PZ-12-1279
3. 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: May 7, 2024  
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 REDUCTION:**

1. Presidential Heights II – 2351 E. Chestnut Avenue, Block 4406.01, Lot 4.1, Project #PZ-19-00010.

Mailing Address: Highland Development Group, LLC  
105 North High Street  
Millville, NJ 08332

Type of Surety: Bond #RU101415 for \$67,100.00 (previously reduced from \$184,800.00)

Surety Expiration Date: January 5, 2025

Site inspection indicates some required site improvements have been completed as listed in the attached surety estimate. Therefore, it is being recommended that surety be reduced to \$36,200.00.

Very Truly Yours,

David J. Maillet, P.E.  
City Engineer

DM/YP

xc: City Clerk  
Finance Dept.

## SURETY REDUCTION

Location: 2351 E. Chestnut Avenue (BI 4406.01, L 4.01)		Made by: JMS	Date: 5/3/2024			
Project: Presidential Heights II Major Sub		Checked by:	Date:			
Project #: 19-00010						
<b>Improvement Description</b>	<b>Unit</b>	<b>Quantity</b>	<b>U-Price</b>	<b>Total Amount</b>	<b>Date-Inspect</b>	<b>%Complete</b> <b>Balance</b>
<b>DEMOLITION</b>						
Site Clearing	AC	5.58	\$3,000.00	\$16,740.00		100% \$0.00
Remove Existing Pavement	SY	230	\$20.00	\$4,600.00		100% \$0.00
Site/Lot Grading	AC	5.58	\$4,500.00	\$25,110.00		100% \$0.00
Excavation/Fill	CY	6000	\$10.00	\$60,000.00		100% \$0.00
<b>LANDSCAPING</b>						
Seeding	SY	20000	\$1.00	\$20,000.00		33% \$13,400.00
Shade Trees	EA	24	\$500.00	\$12,000.00		100% \$0.00
Evergreen Trees	EA	104	\$200.00	\$20,800.00		100% \$0.00
<b>GENERAL SITE IMPROVEMENTS</b>						
4' High Post & Rail Vinyl Fence w/ Black Mesh	LF	1130	\$19.00	\$21,470.00		95% \$1,073.50
6" Thick Dense Graded Aggregate	SY	2000	\$15.00	\$30,000.00		100% \$0.00
3" Thick Hot Mix Asphalt Base Course	SY	2000	\$15.00	\$30,000.00		100% \$0.00
1½" Thick Hot Mix Asphalt I-5 Surface Course	SY	2000	\$12.00	\$24,000.00		100% \$0.00
Basin Access Drive	SY	235	\$85.00	\$19,975.00		30% \$13,982.50
Concrete Drive Apron W/Depressed Curb, 6" Thick	SY	220	\$85.00	\$18,700.00		100% \$0.00
<b>STORMWATER IMPROVEMENTS</b>						
15" Diameter Reinforced Concrete Pipe	LF	432	\$115.00	\$49,680.00		100% \$0.00
Flared End Section	EA	2	\$3,500.00	\$7,000.00		100% \$0.00
Standard Stormwater Manhole	EA	1	\$4,200.00	\$4,200.00		100% \$0.00
Stormwater Inlet Type 'A'	EA	1	\$4,200.00	\$4,200.00		100% \$0.00
Stormwater Inlet Type 'E'	EA	4	\$4,200.00	\$16,800.00		100% \$0.00
Basin Excavation	CY	3450	\$10.00	\$34,500.00		95% \$1,725.00
Outlet Protection	EA	2	\$800.00	\$1,600.00		100% \$0.00
<b>SUBTOTAL</b>				<b>\$421,375.00</b>		<b>\$30,181.00</b>
Additional 20% Contingency			0.20	\$84,275.00		\$6,036.20
<b>TOTAL SURETY</b>				<b>\$505,650.00</b>		<b>\$36,217.20</b>
<b>BOND FOR:</b>				<b>\$505,600.00</b>		<b>\$36,200.00</b>

*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: May 13, 2024  
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. Rural Development Corporation – 6140 Mays Landing Road, Block 7406, Lot 2, Project #ZBA-23-00027.

Mailing Address: Rural Development Corporation, Inc.  
6140 Mays Landing Road  
Vineland, NJ 08361

Type of Surety: Check #1002 for \$5,000.00

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

David J. Maillet, P.E.  
City Engineer

DM/YP

xc: City Clerk  
Finance Dept.

**SURETY ESTIMATE FOR SITE SAFETY AND STABILIZATION**

Location: 6140 Mays Landing Road (BI 7406, L 2)  
 Project: Rural Development  
 Project #: ZBA-23-00027

Made by: JMS  
 Checked by:

Date: 5/8/2024  
 Date:

Improvement Description	Unit	Quantity	U-Price	Total Amount
<b>Total Performance Surety Cost Estimate</b>	LS	1	\$64,700.00	\$64,700.00
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	\$0.00	2.5%	\$0.00	\$5,000.00

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	\$5,000.00
<b>TOTAL SURETY</b>				<b>\$5,000.00</b>
<b>BOND FOR:</b>				<b>\$5,000.00</b>

*\*Improvements 100% complete - JMS*

REPORT TO: Mayor and City Council  
FROM: David J. Maillet, City Engineer  
DATE: May 14, 2024  
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. Krenzer Enterprises – 141 N. Lincoln Avenue, Block 3303, Lot 21, Project #ZBA-22-00046.

Mailing Address: Krenzer Enterprises, LLC  
4246 Post Road  
Vineland, NJ 08360

Type of Surety: Bond #72565975 for \$6,100.00  
Bond #72561552 for \$7,300.00

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.

2. AG Auto Group, LLC – N. Delsea Drive, Block 604, Lot 16, Project #PZ-12-1279.

Mailing Address: AG Auto Group, LLC  
2332 N. Delsea Drive  
Vineland, NJ 08360

Type of Surety: Certified Check for \$5,100.00 (previously reduced from \$10,100.00)

Surety Expiration Date: N/A

Since this establishment is relocating to another site due to fire damage, 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 large, stylized 'D' followed by a wavy line.

David J. Maillet, P.E.  
City Engineer

DM/YP

xc: City Clerk  
Finance Dept.

**SURETY ESTIMATE FOR SITE SAFETY AND STABILIZATION**

Location: 141 N. Lincoln Avenue (BI 3303 L 21)  
 Project: Krenzer Enterprises  
 Project #: ZBA-22-00046

Made by: JMS  
 Checked by:

Date: 5/1/2024  
 Date:

Improvement Description	Unit	Quantity	U-Price	Total Amount
<b>Total Performance Surety Cost Estimate</b>	LS	1	\$193,700.00	\$193,700.00
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	\$93,700.00	2.5%	\$2,342.50	\$7,342.50

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	\$7,342.50
<b>TOTAL SURETY</b>				<b>\$7,342.50</b>
<b>BOND FOR:</b>				<b>\$7,300.00</b>

*\*Safety and stabilization surety to be released for TCO - JMS*



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

Location: 141 N. Lincoln Avenue (BI 3303 L 21)  
 Project: Krenzer Enterprises  
 Project #: ZBA-22-00046

Made by: JMS Date: 5/1/2024  
 Checked by: Date:

Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete	Balance
<b>LANDSCAPING</b>							
Shade Trees	EA	5	\$500.00	\$2,500.00		100%	\$0.00
Evergreen Trees	EA	10	\$200.00	\$2,000.00		100%	\$0.00
Shrubs	EA	21	\$30.00	\$630.00		100%	\$0.00
<b>SUBTOTAL</b>				\$5,130.00			\$0.00
Additional 20% Contingency			0.20	\$1,026.00			\$0.00
<b>TOTAL SURETY</b>				<b>\$6,156.00</b>			<b>\$0.00</b>
<b>BOND FOR:</b>				<b>\$6,100.00</b>			<b>\$0.00</b>

**Per MLUL (40:55D-53.e(1)), 30% to be retained \$1,830.00**

*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*

**\*\*Buffer Improvements 100% complete - JMS**

**2332 N DELSEA, LLC**

c/o David Lerman  
1519 Spruce Street, Suite 1000  
Philadelphia, PA 19102  
T: (215) 545-4545  
[dlerman@argeo.com](mailto:dlerman@argeo.com)

Mr. Ryan R. Headley, PE, PP, AICP, CME  
City of Vineland  
640 E. Wood Street  
PO Box 1508  
Vineland, NJ 08362-1508

Dear Mr. Headley,

Gabe White, of AG Auto Group, asked that I reach out to you to confirm the status of AG Auto Group's lease at 2332 N. Delsea (corner of Delsea & Garden) in Vineland, NJ.

Because of the fire event at the dealership last year, we and A&G mutually agreed to a termination of the lease. AG Auto Group is completing arrangements to relocate across the street and hopes to complete its move by no later than May 31, 2024. In the interim, AG Auto Group has continued in occupancy of 2332 N. Delsea under a month-to-month lease, the most recent term of which is scheduled to expire on May 31, 2024.

Very truly yours,

2332 N Delsea, LLC

By:   
David Lerman, Authorized Agent