

RESOLUTION NO. 2024- 395

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 August 1, 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. Requests for Surety Release as submitted by the City of Vineland Engineer are hereby approved for:
 - Wawa Vineland City, W. Landis Avenue, Project #PZ-20-00002
 - Avenger, LLC, S. Main Road, Project #PZ-21-00045
 - Spring Oak Assisted Living, S. Main Road, Project #PZ-14-1373
 - 1103 Realty Co., W. Sherman Avenue, Project #PZ-04-581
 - Landis Pointe Estates, Palermo Avenue, Project #PZ-08-1121
 - Eephta, LLC, S. Delsea Drive, Project #PZ-17-0009
 - J.G Finneran Associates, Reilly Court, Project #PZ-14-1409
 - J. G Finneran Associates, Reilly Court, Project #PZ-17-00053

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: August 27, 2024

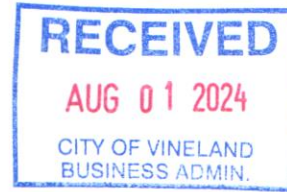
President of Council

eea

ATTEST:

Deputy City Clerk

rgf



REPORT TO: Mayor and City Council
FROM: David J. Maillet, City Engineer
DATE: August 1, 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. Wawa Vineland City – 1947 W. Landis Avenue, Block 3402, Lot 15, Project #PZ-20-00002.

Mailing Address: Tyler T. Prime, Esq.
14000 Horizon Way, Suite 325
Mount Laurel, NJ 08054

Type of Surety: Bond #107626557 for \$36,000.00
Bond #107626555 for \$22,200.00
Bond #107626556 for \$4,800.00

Surety Expiration Date: May 16, 2025

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

2. Avenger, LLC – 1348 S. Main Road, Block 5804, Lot 17, Project #PZ-21-00045.

Mailing Address: Michael Gruccio, Esq.
727 Landis Avenue, Suite 2
Vineland, NJ 08360

Type of Surety: Certified Check #534664 for \$1,400.00

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.

3. Spring Oak Assisted Living – 1611 S. Main Road, Block 5901, Lot 112, Project #PZ-14-1373.

Mailing Address: Vineland Residences, LLC
2095 West County Line Road
Jackson, NJ 08527

Type of Surety: Certified Check for \$1,200.00

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.

4. 1103 Realty Co. – W. Sherman Avenue, Block 1051, Lot 6, Project #PZ-04-581.

Mailing Address: 1103 Realty Co., LLC
2515 Franklin Drive
Vineland, NJ 08361

Type of Surety: Certified Check #1200 for \$1,500.00

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.

5. Landis Pointe Estates – Palermo Avenue, Block 6909, Lot 9, Block 6910, Lot 11, Project #PZ-08-1121.

Mailing Address: Highland Development Group
105 N. High Street
Millville, NJ 08332

Type of Surety: Certified Check #54610764-6 for \$1,100.00

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.

6. Eephta, LLC – 2737 S. Delsea Drive, Block 6101, Lot 25, Project #PZ-17-0009.

Mailing Address: Stephen Nehmad, Esq.
4030 Ocean Heights Avenue
Egg Harbor Twp., NJ 08234

Type of Surety: Check #209 for \$2,300.00

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.

7. J. G Finneran Associates – 3600 Reilly Court, Block 303, Lot 51, Project #PZ-14-1409.

Mailing Address: Jerry Finneran
Rainbow Real Estate Holding Co.
636 Jefferson Drive
Vineland, NJ 08361

Type of Surety: Check #209 for \$2,700.00

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.

8. J. G Finneran Associates – 3600 Reilly Court, Block 303, Lot 51, Project #PZ-17-00053.

Mailing Address: Jerry Finneran
Rainbow Real Estate Holding Co.
636 Jefferson Drive
Vineland, NJ 08361

Type of Surety: Check #209 for \$2,200.00

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 black ink, consisting of a large, stylized initial 'D' followed by a long, horizontal, slightly wavy line extending to the right.

David J. Maillet, P.E.
City Engineer

DM/YP

xc: City Clerk
Finance Dept.

TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) GUARANTEE ESTIMATE

Location: 1921 W. Landis Avenue (Bl 3402, L 15 & 16)	Made by: RRH	Date: 4/20/2020	Rev 5/9/22					
Project: Landis Ave Project (Wawa Vineland City)	Checked by:	Date:	Rev 6/10/22					
Project #: 20-00002			Rev 7/30/24					
Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete	Balance	Notes
DEMOLITION								
Site Clearing	AC	3.15	\$1,000.00	\$3,150.00	5/6/2022	100%	\$0.00	
Remove Existing Pavement	SY	2000	\$20.00	\$40,000.00	5/6/2022	100%	\$0.00	
Site/Lot Grading	AC	3.15	\$3,000.00	\$9,450.00	5/6/2022	100%	\$0.00	
LANDSCAPING								
Seeding	SY	7000	\$1.00	\$7,000.00	6/1/2022	100%	\$0.00	
Shade Trees	EA	21	\$500.00	\$10,500.00	5/6/2022	100%	\$0.00	
Evergreen Trees	EA	50	\$200.00	\$10,000.00	6/1/2022	100%	\$0.00	
Shrubs	EA	206	\$30.00	\$6,180.00	5/6/2022	100%	\$0.00	
Grasses	EA	26	\$20.00	\$520.00	5/6/2022	100%	\$0.00	
Landscaping & Plantings	SY	952	\$5.00	\$4,760.00	5/6/2022	100%	\$0.00	
GENERAL SITE IMPROVEMENTS								
6' High Chain Link Fence	LF	578	\$28.00	\$16,184.00	5/6/2022	100%	\$0.00	
Concrete Block Trash Enclosure	EA	1	\$4,500.00	\$4,500.00	5/6/2022	100%	\$0.00	
5" Thick Dense Graded Aggregate	SY	4,620	\$15.00	\$69,300.00	5/6/2022	100%	\$0.00	
3" Thick Hot Mix Asphalt Base Course	SY	4,620	\$15.00	\$69,300.00	5/6/2022	100%	\$0.00	
1½" Thick Hot Mix Asphalt I-5 Surface Course	SY	4,620	\$12.00	\$55,440.00	6/1/2022	100%	\$0.00	
Linestripping	LS	1	\$1,200.00	\$1,200.00	6/1/2022	100%	\$0.00	
Relocate Utility Pole	EA	1	\$1,200.00	\$1,200.00	5/6/2022	100%	\$0.00	
Site Lighting	LS	1	\$29,000.00	\$29,000.00	5/6/2022	100%	\$0.00	
Basin Access Drive	SY	80	\$85.00	\$6,800.00	5/6/2022	100%	\$0.00	
Traffic Control Signs	EA	5	\$200.00	\$1,000.00	6/1/2022	100%	\$0.00	
Concrete Curb 6" x 18"	LF	1,717	\$48.00	\$82,416.00	5/6/2022	100%	\$0.00	
Mountable Curb 24"	LF	25	\$48.00	\$1,200.00	5/6/2022	100%	\$0.00	
Concrete Drive Apron W/Depressed Curb, 6" Thick	SY	185	\$85.00	\$15,725.00	5/6/2022	100%	\$0.00	
6" Thick Reinforced Concrete	SY	2,700	\$85.00	\$229,500.00	5/6/2022	100%	\$0.00	
Concrete Sidewalk 4" Thick	SY	400	\$85.00	\$34,000.00	5/6/2022	100%	\$0.00	
Handicapped Ramps	EA	8	\$700.00	\$5,600.00	5/6/2022	100%	\$0.00	
Bollards	EA	92	\$250.00	\$23,000.00	5/6/2022	100%	\$0.00	
Bike Rack	LS	2	\$750.00	\$1,500.00	5/6/2022	100%	\$0.00	
STORMWATER IMPROVEMENTS								
8" PVC Pipe	LF	537	\$25.00	\$13,425.00	5/6/2022	100%	\$0.00	
15" Diameter HDPE Pipe	LF	455	\$90.00	\$40,950.00	5/6/2022	100%	\$0.00	
18" Diameter HDPE Pipe	LF	207	\$100.00	\$20,700.00	5/6/2022	100%	\$0.00	
Flared End Section	EA	2	\$3,500.00	\$7,000.00	5/6/2022	100%	\$0.00	
Standard Stormwater Manhole	EA	1	\$4,200.00	\$4,200.00	5/6/2022	100%	\$0.00	
Stormwater Inlet Type 'B'	EA	3	\$4,200.00	\$12,600.00	5/6/2022	100%	\$0.00	
Stormwater Inlet Type 'E'	EA	4	\$4,200.00	\$16,800.00	5/6/2022	100%	\$0.00	
Cleanout	EA	12	\$500.00	\$6,000.00	5/6/2022	100%	\$0.00	
Basin Excavation	CY	3,000	\$10.00	\$30,000.00	7/30/2024	100%	\$0.00	a)
Rip Rap, D50=6"	CY	3	\$45.00	\$135.00	5/6/2022	100%	\$0.00	
SUBTOTAL				\$890,235.00			\$0.00	
Additional 20% Contingency				0.20	\$178,047.00		\$0.00	
TOTAL SURETY					\$1,068,282.00		\$0.00	
BOND FOR:					\$1,068,200.00		\$0.00	
<p><i>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.</i></p>								
<p>a) Although the basin has been constructed, this line item is included within the surety until as-built documentation is provided for the basin to verify the basin was constructed according to design and is functioning properly.</p>								

SURETY ESTIMATE FOR SITE SAFETY AND STABILIZATION

Location: 1921 W. Landis Avenue (BI 3402, L 15 & 16) Made by: RRH Date: 4/20/2020
 Project: Landis Ave Project (Wawa Vineland City) Checked by: Date:
 Project #: 20-00002

Improvement Description	Unit	Quantity	U-Price	Total Amount
Total Performance Surety Cost Estimate	LS	1	\$1,068,200.00	\$1,068,200.00
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	\$900,000.00	2.5%	\$22,500.00	\$27,500.00

Improvement Description	Amount Applied	Percentage Applied (%)	Bond Cost Applied	Cumulative Bond Subtotal
Bond for Improvement Costs Exceeding \$1,000,000.00	\$68,200.00	1.0%	\$682.00	\$28,182.00
TOTAL SURETY				\$28,182.00
BOND FOR:				\$28,100.00

INSPECTED ON 5/9/22	80% COMPLETE - RH	\$ 22,263.78
BOND REDUCTION AMOUNT		\$22,200.00

INSPECTED ON 7/30/2024	100% COMPLETE - RH	\$ -
		\$0.00

SURETY ESTIMATE FOR IMPROVEMENTS WITHIN PUBLIC RIGHT-OF-WAY

Location: 1921 W. Landis Avenue (BI 3402, L 15 & 16) Made by: RRH Date: 4/20/2020 Rev 5/9/22
 Project: Landis Ave Project (Wawa Vineland City) Checked by: Date: Rev 6/10/22
 Project #: 20-00002 Rev 7/30/24

Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete	Balance
GENERAL SITE IMPROVEMENTS							
5" Thick Dense Graded Aggregate	SY	85	\$15.00	\$1,275.00	5/6/2022	100%	\$0.00
3" Thick Hot Mix Asphalt Base Course	SY	85	\$15.00	\$1,275.00	7/30/2024	100%	\$0.00
1½" Thick Hot Mix Asphalt I-5 Surface Course	SY	85	\$12.00	\$1,020.00	7/30/2024	100%	\$0.00
Linestriping	LS	1	\$150.00	\$150.00	7/30/2024	100%	\$0.00
Relocate Utility Pole	EA	1	\$1,200.00	\$1,200.00	5/6/2022	100%	\$0.00
Traffic Control Signs	EA	4	\$200.00	\$800.00	7/30/2024	100%	\$0.00
Concrete Curb 6" x 18"	LF	160	\$48.00	\$7,680.00	5/6/2022	100%	\$0.00
Mountable Curb 24"	LF	25	\$48.00	\$1,200.00	5/6/2022	100%	\$0.00
Concrete Drive Apron W/Depressed Curb, 6" Thick	SY	110	\$85.00	\$9,350.00	5/6/2022	100%	\$0.00
Concrete Sidewalk 4" Thick	SY	270	\$85.00	\$22,950.00	5/6/2022	100%	\$0.00
Handicapped Ramps	EA	4	\$700.00	\$2,800.00	5/6/2022	100%	\$0.00
SUBTOTAL				\$49,700.00			\$0.00
Additional 20% Contingency			0.20	\$9,940.00			\$0.00
TOTAL SURETY				\$59,640.00			\$0.00
BOND FOR:				\$59,600.00			\$0.00

Per MLUL (40:55D-53.e(1)), 30% to be retained \$17,880.00

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

SURETY ESTIMATE FOR PRIVATELY-OWNED PERIMETER LANDSCAPING BUFFER

Location: 1921 W. Landis Avenue (BI 3402, L 15 & 16) Made by: RRH Date: 4/20/2020 Rev 5/9/22
 Project: Landis Ave Project (Wawa Vineland City) Checked by: Date: Rev 7/30/24
 Project #: 20-00002

Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete	Balance
LANDSCAPING							
Shade Trees	EA	8	\$500.00	\$4,000.00	5/6/2022	100%	\$0.00
Evergreen Trees	EA	38	\$200.00	\$7,600.00	7/30/2024	100%	\$0.00
SUBTOTAL				\$11,600.00			\$0.00
Additional 20% Contingency			0.20	\$2,320.00			\$0.00
TOTAL SURETY				\$13,920.00			\$0.00
BOND FOR:				\$13,900.00			\$0.00

Per MLUL (40:55D-53.e(1)), 30% to be retained \$4,170.00

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: 1348 S. Main Road (BI 5804 L 17)	Made by: RRH	Date: 6/10/2022	Rev 7/30/24			
Project: Avenger - U-Store-It	Checked by:	Date:				
Project #: 21-00045						
Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete Balance
LANDSCAPING						
Evergreen Trees	EA	47	\$200.00	\$9,400.00	7/30/2024	100% \$0.00
SUBTOTAL				\$9,400.00		
TOTAL MAINTENANCE			(15% of Subtotal)	\$ 1,410.00		
BOND FOR:				\$ 1,400.00		

Maintenance Bond Amount

Location: Main Road		Made by: David Maillet		Date: September 5, 2014			
Project: Spring Oaks Assisted Living at Vineland, LLC		Checked by: RRH		Date: June 1, 2018			
Project #: 14-1373				Rev 7/30/24			
Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete	Balance
Seeding	SY	100	\$1.00	\$100.00	7/30/2024	100%	\$0.00
8" PVC Pipe	LF	104	\$20.00	\$2,080.00	7/30/2024	100%	\$0.00
Yard Inlet	EA	2	\$100.00	\$200.00	7/30/2024	100%	\$0.00
Eco-Friendly Inlet Curb Pieces	EA	6	\$500.00	\$3,000.00	7/30/2024	100%	\$0.00
Basin Excavation	CY	200	\$10.00	\$2,000.00	7/30/2024	100%	\$0.00
Outlet Protection	EA	1	\$800.00	\$800.00	7/30/2024	100%	\$0.00
SUBTOTAL				\$8,180.00			\$0.00
TOTAL MAINTENANCE				(15% of Subtotal)	\$ 1,227.00		
BOND FOR:					\$ 1,200.00		

Maintenance Bond Amount

Location: W. Sherman Avenue	Made by: RRH	Date: 7/16/2020					
Project: 1103 Realty Co., L.L.C. (Bldgs 1, 2, and 3)	Checked by:	Date:					
Project #04-581							
Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete	Balance
Basin Excavation & Seed	LS		LS	\$5,600.00	09-Jun-20	100%	\$0.00
Swale Along Eastern Side of Building	LS		LS	\$2,800.00	24-Sep-12	100%	\$0.00
Rip Rap Protection/Conduit Outlet Protection	LS		LS	\$1,625.00	09-Jun-20	100%	\$0.00
SUBTOTAL				\$10,025.00			
TOTAL MAINTENANCE		(15% of Subtotal)		\$ 1,503.75			
BOND FOR:				\$ 1,500.00			

Maintenance Bond Amount

Location: Inverness Road	Made by:	RRH		Date:	5/7/2021	Rev 7/30/24	
Project: Landis Pointe Major Subdivision Sect 2B	Checked by:			Date:			
Project #: 08-1121							
Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete	Balance
Concrete Sidewalk 4" Thick	SY	275	\$24.50	\$6,737.50	7/30/2024	100%	\$0.00
Handicapped Ramps	EA	2	\$500.00	\$1,000.00	7/30/2024	100%	\$0.00
SUBTOTAL				\$7,737.50			\$0.00
TOTAL MAINTENANCE		(15% of Subtotal)		\$ 1,160.63			
BOND FOR:				\$ 1,100.00			

Maintenance Bond Amount

Location: Block 6101 Lot 25	Made by: RLC			Date: 1/23/2018	Rev 7/30/24		
Project: Eephta, LLC	Checked by: RRH			Date: 1/9/2019			
Project #: 17-0009							
Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete	Balance
STORMWATER IMPROVEMENTS							
Flared End Section	EA	1	\$3,500.00	\$3,500.00	7/30/2024	100%	\$0.00
Headwall	EA	1	\$3,500.00	\$3,500.00	7/30/2024	100%	\$0.00
Basin Outlet Structure	EA	1	\$3,500.00	\$3,500.00	7/30/2024	100%	\$0.00
Basin Excavation	CY	500	\$10.00	\$5,000.00	7/30/2024	100%	\$0.00
SUBTOTAL				\$15,500.00			\$0.00
TOTAL MAINTENANCE		(15% of Subtotal)		\$ 2,325.00			
BOND FOR:				\$ 2,300.00			

Maintenance Bond Amount

Location: 3600 Reilly Court	Made by: David Maillet		Date: November 17, 2014	Rev 7/30/24			
Project: JG Finneran	Checked by:		Date:				
Project #: 14-1409							
Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	% Complete	Total
Seeding	SY	750	\$1.00	\$750.00	7/30/2024	100%	\$0.00
8" Diameter HDPE Pipe	LF	350	\$15.00	\$5,250.00	7/30/2024	100%	\$0.00
Flared End Section	EA	2	\$500.00	\$1,000.00	7/30/2024	100%	\$0.00
Basin Excavation	CY	1,000	\$10.00	\$10,000.00	7/30/2024	100%	\$0.00
Outlet Protection	EA	2	\$800.00	\$1,600.00	7/30/2024	100%	\$0.00
SUBTOTAL				\$18,600.00			\$0.00
TOTAL MAINTENANCE		(15% of Subtotal)		\$ 2,790.00			
BOND FOR:				\$ 2,700.00			

Maintenance Bond Amount

Location: Block 303 Lot 51	Made by:	RRH		Date: 7/11/2019	Rev 7/30/24		
Project: J.G. Finneran Major Site Plan	Checked by:			Date:			
Project #: 17-0053							
Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete	Balance
STORMWATER IMPROVEMENTS							
Flared End Section	EA	3	\$3,500.00	\$10,500.00	7/30/2024	100%	\$0.00
Basin Excavation	CY	450	\$10.00	\$4,500.00	7/30/2024	100%	\$0.00
SUBTOTAL				\$15,000.00			
TOTAL MAINTENANCE		(15% of Subtotal)		\$ 2,250.00			
BOND FOR:				\$ 2,200.00			