

RESOLUTION NO. 2024- 421

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 23, 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:

- Levari Brothers Realty, Phase 1, N. Mill Road, Project #PZ-20-00102
- Glendale Press, LLC, S. West Blvd, Project #04-607
- KDC Real Estate Holdings, W. Garden Road, Project #PZ-18-00089
- Landis Fire Protection, Gallagher Drive, Project #06-878
- Affordable Tires, S. Delsea Drive, Project #PZ-07-1020
- Fabrizio Chiropractic, N. Main Road, Project #PZ-07-1009
- Med Express Urgent Care, S. Delsea Drive, Project #PZ-13-1330
- Lakeside Assets, Main Road, Project #PZ-07-1010
- Lucca Freezer and Cold Storage, Industrial Way, Project #PZ-16-00058
- Manders/Merighi Realty Co., LLC, E. Chestnut Avenue, Project #PZ-14-1380
- First Choice Freezers, N. Mill Road, Project #PZ-17-00059
- East Coast Development, Industrial Way, Project #PZ-16-00060
- Lamar Seibel, N. Delsea Drive, Project #06-919
- Tropical Laundry, E. Chestnut Avenue, Project #PZ-08-1106
- Granny's Inc., W. Landis Avenue, Project #PZ-06-838

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.

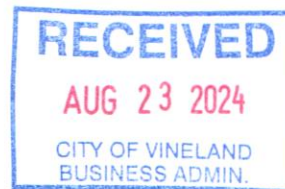
Adopted: September 10, 2024

President of Council eaa

ATTEST:

City Clerk kp

REPORT TO: Mayor and City Council
FROM: David J. Maillet, City Engineer
DATE: August 23, 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. Levari Brothers Realty, Phase 1 – 1200 N. Mill Road, Block 1003, Lots 14.2, 16, 16.1, Project #PZ-20-00102.

Mailing Address: The Levari Group, LLC
1200 N. Mill Road
Vineland, NJ 08360

Type of Surety: Check #1566 for \$57,600.00

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. Glendale Press, LLC – 1980 S West Blvd, Block 963, Lot 8.1, Project #04-607.

Mailing Address: Standard Publishing
1980 S. West Blvd
Vineland, NJ 08360

Type of Surety: Certified Check #001127 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.

3. KDC Real Estate Holdings – 1705 W. Garden Road, Block 1101 Lot 15.01, Project #PZ-18-00089.

Mailing Address: KDC Real Estate Holdings
1000 Northern Blvd, Suite 200
Great Neck, NY 11021

Type of Surety: Certified Check#1008 for \$11,400.00

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.

- 4.Landis Fire Protection – Gallagher Drive, Block314, Lot 5, Project #06-878.

Mailing Address: M & G Associates
1759 Gallagher Drive
Vineland, NJ 08360

Type of Surety: Certified Check #110091893 for \$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. Affordable Tires – 848 S. Delsea Drive, Block 4705, Lot 40, Project #PZ-07-1020.

Mailing Address: Kevin Reed
1308 Goldfinch Lane
Millville, NJ 08332

Type of Surety: Certified Check for \$2,400.00

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.

6. Fabrizio Chiropractic – 1790 N. Main Road, Block 1801, Lot 62, Project #PZ-07-1009.

Mailing Address: Theresa Fabrizio
1790 N. Main Road
Vineland, NJ 08360

Type of Surety: Certified Check #1997729 for \$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.

7. Med Express Urgent Care – 3397 S. Delsea Drive, Block 7004, Lot 32, Project #PZ-13-1330.

Mailing Address: Robert Mintz, Esq.
34 Tanner Street
Haddonfield, NJ 08033

Type of Surety: Certified Check #1000037596 for \$1,800.00

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. Lakeside Assets – Main Road, Block 465, Lot 9, Project #PZ-07-1010.

Mailing Address: Robert Zikowski
Madison Home Builders
3690 Canterbury Lane
Vineland, NJ 08361

Type of Surety: Certified Check #1000387816 for \$2,800.00

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.

9. Lucca Freezer and Cold Storage – 2321 Industrial Way, Block 1003, Lot 11.1, Project #PZ-16-00058.

Mailing Address: Lucca Freezer and Cold Storage, LLC
2321 Industrial Way
Vineland, NJ 08360

Type of Surety: Check #705510 for \$4,800.00

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.

10. Manders/Merighi Realty Co., LLC – E. Chestnut Avenue, Block 4405, Lots 33 & 34, Project #PZ-14-1380.

Mailing Address: Manders Merighi Portadin Farrell Architects, LLC
1138 E. Chestnut Avenue, Suite 4
Vineland, NJ 08360

Type of Surety: Check #010555 for \$1,700.00

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.

11. First Choice Freezers – 1200 N. Mill Road, Block 1003, Lot 16, Project #PZ-17-00059.

Mailing Address: Michael Levari
Freezer Choice Freezers
396 N. Mill Road
Vineland, NJ 08360

Type of Surety: Check #54167282-8 for \$3,500.00

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.

12. East Coast Development – 2800 Industrial Way, Block 1003, Lot 1, Project #PZ-16-00060.

Mailing Address: East Coast Development
2800 Industrial Way
Vineland, NJ 08360

Type of Surety: Check #16821 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.

13. Lamar Seibel – 2881 N. Delsea Drive, Block 701, Lot 82, Project #06-919.

Mailing Address: Lamar Seibel
3568 N. Delsea Drive
Vineland, NJ 08360

Type of Surety: Check for \$1,600.00

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.

14. Tropical Laundry – E. Chestnut Avenue, Block 4904, Lots 9, 10, 11, Project #PZ-08-1106.

Mailing Address: Juan & Yolanda Cortes
2099 E. Oak Road
Vineland, NJ 08360

Type of Surety: Check #7508 for \$1,300.00

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.

15. Granny's Inc. – 2106 W. Landis Avenue, Block 398, Lot 10, Project #PZ-06-838.

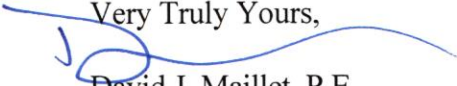
Mailing Address: Foundation Title, LLC
47 Cooper Street
Woodbury, NJ 08096

Type of Surety: Check #11298 for \$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,



David J. Maillet, P.E.
City Engineer

DM/YP

xc: City Clerk
Finance Dept.

Maintenance Bond Amount

Location: 1200 N. Mill Road (B 1003, L 16, 16.1, 14.2)	Made by: RRH	Date: 1/14/2022	Rev 8/13/2024				
Project: Levari Brothers (M&O Freezers) - Phase 1	Checked by:	Date:					
Project #: 20-00102							
Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete	Balance
LANDSCAPING							
Shade Trees	EA	12	\$500.00	\$6,000.00	8/13/2024	100%	\$0.00
Evergreen Trees	EA	71	\$200.00	\$14,200.00	8/13/2024	100%	\$0.00
GENERAL SITE IMPROVEMENTS							
Concrete Drive Apron W/Depressed Curb, 6" Thick	SY	75	\$85.00	\$6,375.00	8/13/2024	100%	\$0.00
STORMWATER IMPROVEMENTS							
Flared End Section	EA	16	\$3,500.00	\$56,000.00	8/13/2024	100%	\$0.00
Basin Outlet Structure	EA	1	\$3,500.00	\$3,500.00	8/13/2024	100%	\$0.00
Basin Excavation	CY	28,500	\$10.00	\$285,000.00	8/13/2024	100%	\$0.00
Outlet Protection	CY	525	\$25.00	\$13,125.00	8/13/2024	100%	\$0.00
SUBTOTAL							
				\$384,200.00			\$0.00
TOTAL MAINTENANCE		(15% of Subtotal)		\$ 57,630.00			\$ -
BOND FOR:				\$ 57,600.00			\$ -

Location: S. W. Boulevard	Made by: Brian Myers			Date: September 20, 2006	Rev 8/13/24		
Project: Glendale Press, LLC	Checked by:			Date:			
Project #4-607							
Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete	Balance
Topsoil/Fertilizer/Seed (All Disturbed Areas)	LS		LS	\$1,200.00	13-Aug-24	100%	\$0.00
White Pines (Around Basin)	EA	32	\$75.00	\$2,400.00	13-Aug-24	100%	\$0.00
Basin Excavation & Seed	LS		LS	\$3,500.00	13-Aug-24	100%	\$0.00
Rip-Rap Overflow Apron	LS		LS	\$1,500.00	13-Aug-24	100%	\$0.00
SUBTOTAL				\$8,600.00			\$0.00
TOTAL SURETY			0.15	\$1,290.00			
BOND FOR:				\$1,200.00			
Disturbed Area: 56,000 Square Feet±							

Maintenance Bond Amount

Location: Garden Road (Block 1101, Lot 15.01)	Made by: RRH			Date: 2/18/2020	Rev 8/13/24		
Project: KDC Real Estate Holdings	Checked by:			Date:			
Project #: 18-00089							
Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete	Balance
STORMWATER IMPROVEMENTS							
Flared End Section	EA	2	\$3,500.00	\$7,000.00	8/13/2024	100%	\$0.00
Basin Excavation	CY	6,900	\$10.00	\$69,000.00	8/13/2024	100%	\$0.00
SUBTOTAL				\$76,000.00			\$0.00
TOTAL MAINTENANCE		(15% of Subtotal)		\$ 11,400.00			
BOND FOR:				\$ 11,400.00			

Location: Gallagher Drive	Made by: David Maillet			Date: July 25, 2008	Rev 8/13/24		
Project: Landis Fire Protection, Inc.	Checked by:			Date:			
Project #6-878							
Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete	Balance
Topsoil/Fertilizer/Seed (All Disturbed Areas)	LS		LS	\$900.00	8/13/2024	100%	\$0.00
Basin and Swale Excavation & Seed	LS		LS	\$2,800.00	8/13/2024	100%	\$0.00
SUBTOTAL				\$3,700.00			\$0.00
TOTAL MAINTENANCE		(15% of Subtotal)		\$ 555.00			
BOND FOR:				\$ 500.00			

Maintenance Bond Amount

Location: 848 South Delsea Drive	Made by: Michael Russo		Date: 10/27/08	Rev 8/13/24			
Project: Affordable Tires - Kevin Reed	Checked by:		Date:				
Project #7-1020							
Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete	Balance
Seed	SY	2248	\$1.00	\$2,248.00	8/13/2024	100%	\$0.00
Roof Drain Collector Piping	LF	179	\$20.00	\$3,580.00	8/13/2024	100%	\$0.00
15" Diameter HDPE Pipe	LF	83	\$32.00	\$2,656.00	8/13/2024	100%	\$0.00
Flared End Section	EA	1	\$500.00	\$500.00	8/13/2024	100%	\$0.00
Stormwater Inlet Type 'A'	EA	2	\$2,500.00	\$5,000.00	8/13/2024	100%	\$0.00
Basin Excavation	CY	250	\$10.00	\$2,500.00	8/13/2024	100%	\$0.00
Stones for Drainage Trench	CY	6	\$25.00	\$150.00	8/13/2024	100%	\$0.00
SUBTOTAL				\$16,634.00			\$0.00
TOTAL MAINTENANCE		(15% of Subtotal)		\$ 2,495.10			
BOND FOR:				\$ 2,400.00			

Maintenance Bond Amount

Location: 1790 N. Main Road	Made by: David Maillet		Date: 6/15/10	Rev 8/13/24			
Project: Fabrizio	Checked by: Stephen Hawk		Date: 6/15/10				
Project #: 07-1009							
Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete	Balance
Seed	SY	1000	\$1.00	\$1,000.00	8/13/2024	100%	\$0.00
Crushed Stone Spillway	LS		\$450.00	\$450.00	8/13/2024	100%	\$0.00
Basin Excavation	CY	220	\$10.00	\$2,200.00	8/13/2024	100%	\$0.00
Stones for Drainage Trench	CY	15	\$25.00	\$375.00	8/13/2024	100%	\$0.00
SUBTOTAL				\$4,025.00			\$0.00
TOTAL MAINTENANCE		(15% of Subtotal)		\$ 603.75			
BOND FOR:				\$ 600.00			

Maintenance Bond Amount

Location: 3397 S. Delsea Drive		Made by: David Maillet		Date: August 9, 2013		Rev 8/13/24		
Project: MedExpress Urgent Care		Checked by:		Date:				
Project #: 13-1330								
Improvement Description		Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete	Balance
Seeding		SY	905	\$1.00	\$905.00	8/13/2024	100%	\$0.00
Perf. Pipe 24" In Stone Trench		LF	291	\$40.00	\$11,640.00	8/13/2024	100%	\$0.00
SUBTOTAL					\$12,545.00			\$0.00
TOTAL MAINTENANCE			(15% of Subtotal)		\$ 1,881.75			
BOND FOR:					\$ 1,800.00			

Maintenance Bond Amount

Location: 258 N. Main Road	Made by: David Maillet		Date: August 29, 2008	Rev 8/13/24			
Project: Lakeside Assets, LLC	Checked by:		Date:				
Project #: 07-1010							
Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete	Balance
Seed	SY	1800	\$1.00	\$1,800.00	8/13/2024	100%	\$0.00
Subsurface Stormwater Components & Inlets	SY	350	\$50.00	\$17,500.00	8/13/2024	100%	\$0.00
SUBTOTAL				\$19,300.00			\$0.00
TOTAL MAINTENANCE		(15% of Subtotal)		\$ 2,895.00			
BOND FOR:				\$ 2,800.00			

Maintenance Bond Amount

Location: Block 1003 Lot 11	Made by: Rick Caudill		Date: 11/29/2016	Rev 8/13/24			
Project: Lucca Freezer & Cold Storage, LLC	Checked by:		Date:				
Project #: 16-0058							
Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete	Balance
LANDSCAPING							
Seeding	SY	3000	\$1.00	\$3,000.00	8/13/2024	100%	\$0.00
Shade Trees	EA	12	\$500.00	\$6,000.00	8/13/2024	100%	\$0.00
STORMWATER IMPROVEMENTS							
18" Diameter HDPE Pipe	LF	130	\$100.00	\$13,000.00	8/13/2024	100%	\$0.00
Flared End Section	EA	1	\$3,500.00	\$3,500.00	8/13/2024	100%	\$0.00
Stormwater Inlet Type 'E'	EA	1	\$4,200.00	\$4,200.00	8/13/2024	100%	\$0.00
Modify Existing 'E' Inlet to 'B' Inlet	EA	1	\$2,000.00	\$2,000.00	8/13/2024	100%	\$0.00
Outlet Protection	EA	1	\$800.00	\$800.00	8/13/2024	100%	\$0.00
SUBTOTAL				\$32,500.00			\$0.00
TOTAL MAINTENANCE		(15% of Subtotal)		\$ 4,875.00			
BOND FOR:				\$ 4,800.00			

Itemized Surety Amount

Location: E. Chestnut Avenue		Made by: David Maillet		Date: June 16, 2014		Rev 8/13/24	
Project: Manders/Merighi Realty Co., LLC		Checked by:		Date:			
Project #: 14-1380							
Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete	Balance
Seeding	SY	250	\$1.00	\$250.00	8/13/2024	100%	\$0.00
Building Demolition (Garage & Shed)	LS	1	\$10,000.00	\$10,000.00	8/13/2024	100%	\$0.00
Removal of Concrete Driveway Apron	SY	10.00	\$10.00	\$100.00	8/13/2024	100%	\$0.00
Removal of Gravel Driveway	SY	110.00	\$5.00	\$550.00	8/13/2024	100%	\$0.00
Removal of Concrete Curb	LF	20.00	\$4.00	\$80.00	8/13/2024	100%	\$0.00
Concrete Curb 6" x 18"	LF	20	\$25.00	\$500.00	8/13/2024	100%	\$0.00
SUBTOTAL				\$11,480.00			\$0.00
Additional 20% Contingency				0.20	\$2,296.00		\$0.00
TOTAL SURETY					\$13,776.00		\$0.00
BOND FOR:					\$13,700.00		\$0.00
				Per MLUL (40:55D-53.e(1)), 30% to be retained			\$4,110.00
<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>							

Maintenance Bond Amount

Location: Block 1003 Lot 16	Made by:	RRH		Date: 12/18/19	Rev 8/13/24		
Project: First Choice Freezer	Checked by:			Date:			
Project #: 17-00059							
Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete	Balance
STORMWATER IMPROVEMENTS							
Basin Excavation	CY	2,000	\$10.00	\$20,000.00	8/13/2024	100%	\$0.00
Stones for Drainage Trench	CY	150	\$25.00	\$3,750.00	8/13/2024	100%	\$0.00
SUBTOTAL				\$23,750.00			
TOTAL MAINTENANCE		(15% of Subtotal)		\$ 3,562.50			
BOND FOR:				\$ 3,500.00			

Maintenance Bond Amount

Location: Block 1003 Lot 1		Made by: Rick Caudill		Date: 1/13/2017	Rev 8/13/24		
Project: East Coast Development, LLC		Checked by:		Date:			
Project #: 16-0060							
Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete	Balance
LANDSCAPING							
Seeding	SY	1235	\$1.00	\$1,235.00	8/13/2024	100%	\$0.00
Evergreen Trees	EA	9	\$200.00	\$1,800.00	8/13/2024	100%	\$0.00
STORMWATER IMPROVEMENTS							
Basin Excavation	CY	680	\$10.00	\$6,800.00	8/13/2024	100%	\$0.00
SUBTOTAL				\$9,835.00			
TOTAL MAINTENANCE		(15% of Subtotal)		\$ 1,475.25			
BOND FOR:				\$ 1,400.00			

Maintenance Bond Amount

Location: 2881 N. Delsea Drive		Made by: David J. Maillet		Date: 8/14/09	Rev 8/13/24		
Project: Lamar Seibel		Checked by:		Date:			
Project #: 06-919							
Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete	Balance
Seed	SY	4700	\$1.00	\$4,700.00	8/13/2024	100%	\$0.00
Basin Excavation	CY	407	\$10.00	\$4,070.00	8/13/2024	100%	\$0.00
Stones for Drainage Trench	CY	30	\$25.00	\$750.00	8/13/2024	100%	\$0.00
Outlet Protection	EA	2	\$800.00	\$1,600.00	8/13/2024	100%	\$0.00
SUBTOTAL				\$11,120.00			\$0.00
TOTAL MAINTENANCE		(15% of Subtotal)		\$ 1,668.00			
BOND FOR:				\$ 1,600.00			

Maintenance Bond Amount

Location: 827, 829, 835 E. Chestnut Avenue	Made by: David Maillet		Date: December 22, 2008		Rev 8/13/24		
Project: Tropical Laundry	Checked by:		Date:				
Project #: 08-1106							
Improvement Description	Unit	Quantity	U-Price	Total Amount	Date Inspected	% Complete	Balance
Seed	SY	660	\$1.00	\$660.00	8/13/2024	100%	\$0.00
Collector Piping	LF	80	\$20.00	\$1,600.00	8/13/2024	100%	\$0.00
Dry Well 8' dia. 6' Deep	EA	2	\$2,500.00	\$5,000.00	8/13/2024	100%	\$0.00
Basin Excavation	CY	110	\$10.00	\$1,100.00	8/13/2024	100%	\$0.00
Outlet Protection	EA	1	\$800.00	\$800.00	8/13/2024	100%	\$0.00
SUBTOTAL				\$9,160.00			\$0.00
TOTAL MAINTENANCE		(15% of Subtotal)		\$ 1,374.00			
BOND FOR:				\$ 1,300.00			

Location: W. Landis Avenue	Made by: Brian Myers	Date:	08/06/07	Rev 8/13/24			
Project: Granny's Inc.	Checked by:	Date:					
Project #06-838							
Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete	Balance
Topsoil/Fertilizer/Seed (All Disturbed Areas)	LS		LS	\$1,400.00	8/13/2024	100%	\$0.00
White Pine, Installed	EA	23	\$72.00	\$1,656.00	8/13/2024	100%	\$0.00
Shade Trees, Installed	EA	3	\$120.00	\$360.00	8/13/2024	100%	\$0.00
Grub & Clear Basin, Remove Silt & Seed	LS		LS	\$2,400.00	8/13/2024	100%	\$0.00
Sand for Storm Water Basin	LS		LS	\$675.00	8/13/2024	100%	\$0.00
SUBTOTAL				\$6,491.00			\$0.00
TOTAL SURETY				\$973.65			
BOND FOR:				\$900.00			
Disturbed Area: 22,000 Square Feet+/-							