

RESOLUTION NO. 2024- 496

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 September 30, October 7 and 10, 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:
 - Lakeside Assets, Main Road, Project #PZ-07-1010
 - NEP Real Estate of Vineland NJ of Urban Renewal, LLC, Project No. PBA-23-00027
 - Vineland Marijuana Cultivation Facility, Project No. PZ-21-00079
 - Menantico Estates, Menantico Road, Project No. PZ-17-00064
 - Krenzer Enterprises, Project No. ZBA-22-00046

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: October 22, 2024

President of Council eaa

ATTEST:

City Clerk kp



REPORT TO: Mayor and City Council
FROM: David J. Maillet, City Engineer
DATE: September 30, 2024
RE: Surety Report

The Engineering/Planning Division has prepared the following report:

RELEASE SURETY:

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

Mailing Address: Robert Zikowski
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. Madison Home Builders was dissolved and surety was transferred to Robert Zikowski.

Very Truly Yours,

David J. Maillet, P.E.
City Engineer

DM/YP

xc: City Clerk
Finance Dept.

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			

NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF REVENUE AND ENTERPRISE SERVICES

CERTIFICATE OF DISSOLUTION AND TERMINATION
Title 42:2C

LAKESIDE ASSETS LLC

0400125315

I, the Treasurer of the State of New Jersey, do hereby certify that the above-name did on the 4th of February, 2015, file and record in this department a combined Certificate of Dissolution and Termination.

1. Name:

LAKESIDE ASSETS LLC

2. Business ID# 400125315

3. Date of Formation: 03/21/2006

4. The entity has wound up all affairs and is hereby terminated.

The undersigned represent(s) that the filing complies with State laws detailed in Title 42:2C and that they are authorized to sign this form on behalf of the Limited Liability Company.

Signatures and Title:

Alan Dickinson, CPA, PFS, CGMA



Certification# 135107933

Verify this certificate at
https://www1.state.nj.us/TYTR_StandingCert/JSP/Verify_Cert.jsp

*IN TESTIMONY WHEREOF, I have
hereunto set my hand and affixed my
Official Seal at Trenton, this
4th day of February, 2015*

*Andrew P Sidamon-Eristoff
State Treasurer*



REPORT TO: Mayor and City Council
FROM: David J. Maillet, City Engineer
DATE: 10/7/2024

RE: Surety Report

The Engineering Division has conducted an on-site inspection of the below projects to determine compliance with required site improvements and has prepared the following report:

SURETY RELEASE:

1. NEP Real Estate of Vineland NJ of Urban Renewal, LLC, - Block 7503 Various Lots & Block 7701 Various Lots, Project No. PBA-23-00027

Mailing Address: Michael P. Fralinger, Esq.
4081 S. Lincoln Avenue
Vineland, N.J. 08361

Type of Surety: Check #1043 for \$49,300.00

Surety Expiration Date: N/A

Since the developer posted Bond # 6213037968 for \$49,300 in place of check #1043, it is being recommended to City Council that the check be released in its entirety.

2. Vineland Marijuana Cultivation Facility, Block 2801 Lot 11.1, Project No. PZ-21-00079

Mailing Address: Adam I. Telsey, Esq.
95 Market Street
Salem, N.J. 08079

Type of Surety: Bond No. 612202601 for \$2,500
Bond No. 612202602 for \$22,200
Bond No. 612202603 for \$2,300

Surety Expiration Date: N/A

Since a Temporary Certificate of Occupancy (TCO) surety bond has been posted, it is being recommended to City Council that the previously held sureties be released.

Very Truly Yours,

David J. Maillet, P.E.
City Engineer

DM/LK
cc: City Clerk
Finance Dept.

NORTHEAST PRECAST

Michael P. Fralinger, Esq.
General Counsel
Direct Dial (856) 765-9088 ext. 109
Mobile (856) 466-5279
mfralinger@northeastprecast.com

August 21, 2024

Yasmin Perez, Secretary
Planning Board
City of Vineland - City Hall
7th & Wood Streets
Vineland, New Jersey 08360

VIA HAND DELIVERY

Re: PBA-23-00027 – NEP Real Estate of Vineland NJ Urban Renewal, LLC
Replacement bond for posted \$49,300.00 Site Safety & Stabilization Guarantee

Dear Yasmin:

By letter dated December 1, 2023, the undersigned forwarded to you Check No. 1043 payable to City of Vineland, drawn on the account of TN Reserve, LLC in the amount of \$49,300.00, being the required Site Safety & Stabilization Guarantee for the above referenced matter.

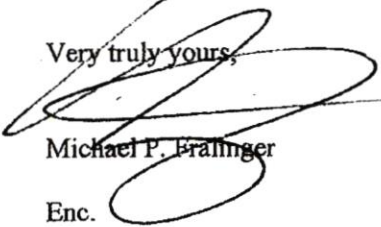
My client desires to replace the posted surety with a performance surety bond and obtain release of the posted cash. In that regard, I am enclosing herewith Performance Surety Bond No. 6213037968 in favor of the City of Vineland, in the amount of \$49,300.00, underwritten by United States Fire Insurance Company, representing replacement surety for the required Site Safety & Stabilization guarantee for the above matter.

I am also enclosing a check in the amount \$150.00 representing the required bond review fee.

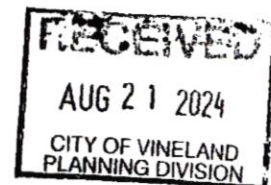
Kindly accept the within bond as replacement surety and process a refund of the posted \$49,300.00 cash guarantee.

If you have any questions, please contact me directly.

Very truly yours,


Michael P. Fralinger

Enc.



SURETY ESTIMATE FOR SITE SAFETY AND STABILIZATION

Location: BI 7503, Various Lots, Block 7701, Variou Made by: RRH Date: 11/9/2023
 Project: NEP Real Estate Golf Course Checked by: Rev 11/17/2023
 Project #: PBA-23-00027

Improvement Description	Unit	Quantity	U-Price	Total Amount
Total Performance Surety Cost Estimate	LS	1	\$3,188,100.00	\$3,188,100.00
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	\$2,188,100.00	1.0%	\$21,881.00	\$49,381.00
TOTAL SURETY				\$49,381.00
BOND FOR:				\$49,300.00

TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) GUARANTEE ESTIMATE

Location: 50 N. West Avenue (Bl 2801, Lot 11.01)	Made by: RRH	Date: 4/19/2022						
Project: Vineland Marijuana Cultivation Facility (Phase 1)	Checked by:	Date:						
Project #: 21-00079								
Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete	Balance	Notes
DEMOLITION								
Site Clearing	AC	3.30	\$1,000.00	\$3,300.00	4/18/2022	100%	\$0.00	
Remove Existing Pavement	SY	3,800	\$20.00	\$76,000.00	4/18/2022	100%	\$0.00	
Site/Lot Grading	AC	3.30	\$3,000.00	\$9,900.00	4/18/2022	100%	\$0.00	
Remove Existing Pavement (2" Milling)	SY	13,000	\$10.00	\$130,000.00	4/18/2022	0%	\$130,000.00	a)
LANDSCAPING								
Seeding	SY	1000	\$1.00	\$1,000.00	4/18/2022	100%	\$0.00	
Shrubs	EA	54	\$30.00	\$1,620.00	4/18/2022	100%	\$0.00	
Grasses	EA	18	\$20.00	\$360.00	4/18/2022	100%	\$0.00	
GENERAL SITE IMPROVEMENTS								
8' High Chain Link Fence with Screening Slats	LF	1175	\$35.00	\$41,125.00	4/18/2022	100%	\$0.00	
Fenced Trash Enclosure	EA	1	\$800.00	\$800.00	4/18/2022	0%	\$800.00	b)
6" Thick Dense Graded Aggregate	SY	3,700	\$15.00	\$55,500.00	4/18/2022	50%	\$27,750.00	a)
4½" Thick Hot Mix Asphalt Base Course	SY	3,700	\$22.00	\$81,400.00	4/18/2022	50%	\$40,700.00	a)
2" Thick Hot Mix Asphalt I-5 Surface Course	SY	15,000	\$9.00	\$135,000.00	4/18/2022	0%	\$135,000.00	a)
Linestriping	LS	1	\$1,200.00	\$1,200.00	4/18/2022	100%	\$0.00	
Concrete Curb 6" x 18"	LF	75	\$48.00	\$3,600.00	4/18/2022	0%	\$3,600.00	c)
6" Thick Reinforced Concrete	SY	1,000	\$85.00	\$85,000.00	4/18/2022	100%	\$0.00	
Concrete Sidewalk 4" Thick	SY	25	\$85.00	\$2,125.00	4/18/2022	100%	\$0.00	
Handicapped Ramps	EA	3	\$700.00	\$2,100.00	4/18/2022	100%	\$0.00	
Remove Existing Curb	LF	75	\$12.00	\$900.00	4/18/2022	0%	\$900.00	c)
Remove Existing Concrete	SY	1,325	\$20.00	\$26,500.00	4/18/2022	0%	\$26,500.00	c)
Bike Rack	EA	2	\$500.00	\$1,000.00	4/18/2022	0%	\$1,000.00	d)
SUBTOTAL							\$658,430.00	
Additional 20% Contingency				0.20			\$131,686.00	
TOTAL SURETY							\$790,116.00	\$439,500.00
BOND FOR:							\$790,100.00	\$439,500.00
<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>								
Notes:								
a) The approved plans call for mill and overlay of asphalt within the proposed fenced area with the specified pavement section. This has not been completed.								
b) This item has not been constructed.								
c) The approved plans call for the removal of concrete and depressed curbing along West Avenue and replacement with full height curb. This has not been completed.								
d) A bicycle parking area and signage is constructed. However, the bike rack has not been constructed.								



REPORT TO: Mayor and City Council
FROM: David J. Maillet, City Engineer
DATE: 10/10/2024

RE: Surety Report

The Engineering Division has conducted an on-site inspection of the below projects to determine compliance with required site improvements and has prepared the following report:

SURETY RELEASE:

1. Menantico Estates – Menantcio Road, Block 5204 Lots 3 & 5, Project No. PZ-17-00064.

Mailing Address: Richard J. Hoff, Jr., Esq.
25 Chestnut Street, Suite 3
Haddonfield, N.J. 08033

Type of Surety: Cashier's Check #1060 for \$23,400.00
LOC # 68175693 for \$169,680.00

Surety Expiration Date: N/A

Since all required improvements have been completed, it is recommended to City Council to release the sureties in their entirety.

2. Krenzer Enterprises, Block 3303 Lot 21, Project No. ZBA-22-00046

Mailing Address: Stephen Barse, Esq.
817 E. Landis Ave.
Vineland, N.J. 08360

Type of Surety: Cashier's Check #38809 for \$4,700.00

Surety Expiration Date: N/A

Since all required improvements have been completed, it is recommended to City Council to release the sureties in their entirety.

Very Truly Yours,

David J. Maillet, P.E.
City Engineer

DM/LK
cc: City Clerk
Finance Dept.

SURETY ESTIMATE FOR SITE SAFETY AND STABILIZATION

Location: Block 5204 Lots 3 & 5
 Project: Menantico Estates
 Project #: 17-00064

Made by: RRH
 Checked by: JMS

Date: 12/3/2020 Rev 10/6/21
 Date: 9/23/2024

Improvement Description	Unit	Quantity	U-Price	Total Amount
Total Performance Surety Cost Estimate	LS	1	\$839,300.00	\$839,300.00
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	\$739,300.00	2.5%	\$18,482.50	\$23,482.50

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	\$23,482.50
TOTAL SURETY				\$23,482.50
BOND FOR:				\$23,400.00

Improvements 100% Complete - JMS

SURETY ESTIMATE FOR IMPROVEMENTS WITHIN PUBLIC RIGHT-OF-WAY

Location: Block 5204 Lots 3 & 5
 Project: Menantico Estates
 Project #: 17-00064

Made by: RRH Date: 12/3/2020 Rev 10/6/21
 Checked by: JMS Date: 9/23/2024

Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete	Balance
DEMOLITION							
Site Clearing	AC	2.30	\$4,000.00	\$9,200.00	10/6/2021	100%	\$0.00
Site/Lot Grading	AC	2.30	\$3,000.00	\$6,900.00	10/6/2021	100%	\$0.00
GENERAL SITE IMPROVEMENTS							
5½" Thick Hot Mix Asphalt Base Course	SY	4,111	\$25.00	\$102,775.00	10/6/2021	100%	\$0.00
1½" Thick Hot Mix Asphalt I-5 Surface Course	SY	4,111	\$12.00	\$49,332.00	10/6/2021	100%	\$0.00
Linestriping	LS	1	\$500.00	\$500.00	10/6/2021	100%	\$0.00
Roadway Excavation	CY	714	\$10.00	\$7,140.00	10/6/2021	100%	\$0.00
Stop Sign	EA	1	\$200.00	\$200.00	10/6/2021	100%	\$0.00
No Parking Signs	EA	5	\$200.00	\$1,000.00	10/6/2021	100%	\$0.00
Dead End Signs	EA	1	\$200.00	\$200.00	10/6/2021	100%	\$0.00
Special Notice Sign	EA	1	\$200.00	\$200.00	10/6/2021	100%	\$0.00
Speed Limit Signs	EA	1	\$200.00	\$200.00	10/6/2021	100%	\$0.00
Street Name Signs	EA	1	\$200.00	\$200.00	10/6/2021	100%	\$0.00
Concrete Curb 6" x 18"	LF	124	\$48.00	\$5,952.00	10/6/2021	100%	\$0.00
Concrete Drive Apron W/Depressed Curb, 6" Thick	SY	238	\$85.00	\$20,230.00	10/6/2021	100%	\$0.00
Concrete Sidewalk 4" Thick	SY	400	\$85.00	\$34,000.00	10/6/2021	100%	\$0.00
Handicapped Ramps	EA	2	\$700.00	\$1,400.00	10/6/2021	100%	\$0.00
STORMWATER IMPROVEMENTS							
18" Diameter Reinforced Concrete Pipe	LF	48	\$120.00	\$5,760.00	10/6/2021	100%	\$0.00
24" Diameter Reinforced Concrete Pipe	LF	196	\$125.00	\$24,500.00	10/6/2021	100%	\$0.00
30" Diameter Reinforced Concrete Pipe	LF	1,190	\$130.00	\$154,700.00	10/6/2021	100%	\$0.00
18" Diameter HDPE Pipe	LF	50	\$100.00	\$5,000.00	10/6/2021	100%	\$0.00
Standard Stormwater Manhole	EA	1	\$4,200.00	\$4,200.00	10/6/2021	100%	\$0.00
Stormwater Inlet Type 'B'	EA	9	\$4,200.00	\$37,800.00	10/6/2021	100%	\$0.00
SUBTOTAL				\$471,389.00			\$0.00
Additional 20% Contingency				0.20			\$0.00
TOTAL SURETY							\$565,666.80
BOND FOR:							\$565,600.00

Per MLUL (40:55D-53.a(1)), 30% to be retained **\$169,680.00**

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

Improvements 100% Complete - JMS

TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) GUARANTEE ESTIMATE

Location: 141 N. Lincoln Avenue (Bl 3303 L 21)	Made by:	JMS	Date:	5/1/2024			
Project: Krenzer Enterprises	Checked by:		Date:				
Project #: ZBA-22-00046							
Improvement Description	Unit	Quantity	U-Price	Total Amount	Date-Inspect	%Complete	Balance
DEMOLITION							
Site Clearing	AC	1	\$3,000.00	\$1,500.00		100%	\$0.00
Site/Lot Grading	AC	1	\$5,000.00	\$2,500.00		100%	\$0.00
LANDSCAPING							
Seeding	SY	1500	\$1.00	\$1,500.00		100%	\$0.00
Shade Trees	EA	5	\$500.00	\$2,500.00		100%	\$0.00
Evergreen Trees	EA	3	\$200.00	\$600.00		100%	\$0.00
Shrubs	EA	6	\$30.00	\$180.00		100%	\$0.00
Grasses	EA	59	\$20.00	\$1,180.00		100%	\$0.00
GENERAL SITE IMPROVEMENTS							
4' High Vinyl Post & Rail Fence with Wire Mesh	LF	250	\$19.00	\$4,750.00		100%	\$0.00
Fenced Trash Enclosure	EA	1	\$800.00	\$800.00		100%	\$0.00
6" Thick Dense Graded Aggregate	SY	930	\$15.00	\$13,950.00		100%	\$0.00
3" Thick Hot Mix Asphalt Base Course	SY	930	\$15.00	\$13,950.00		100%	\$0.00
2" Thick Hot Mix Asphalt I-5 Surface Course	SY	930	\$9.00	\$8,370.00		100%	\$0.00
Linestriping	LS	1	\$1,200.00	\$1,200.00		100%	\$0.00
Site Lighting	LS	1	\$5,000.00	\$5,000.00		100%	\$0.00
Basin Access Drive	SY	47	\$85.00	\$3,995.00		100%	\$0.00
Traffic Control Signs	EA	2	\$200.00	\$400.00		100%	\$0.00
Concrete Curb 6" x 18"	LF	544	\$48.00	\$26,112.00		100%	\$0.00
Concrete Drive Apron W/Depressed Curb, 6" Thick	SY	28	\$85.00	\$2,380.00		100%	\$0.00
Concrete Sidewalk 4" Thick	SY	72	\$85.00	\$6,120.00		100%	\$0.00
Handicapped Ramps	EA	1	\$700.00	\$700.00		100%	\$0.00
Concrete Wheelstops	EA	7	\$40.00	\$280.00		100%	\$0.00
Bike Rack	EA	1	\$500.00	\$500.00		100%	\$0.00
Retaining Wall	LF	250	\$50.00	\$12,500.00		100%	\$0.00
Silt Fence	LF	730	\$1.00	\$730.00		100%	\$0.00
STORMWATER IMPROVEMENTS							
15" Diameter Reinforced Concrete Pipe	LF	207	\$115.00	\$23,805.00		100%	\$0.00
Flared End Section	EA	1	\$3,500.00	\$3,500.00		100%	\$0.00
Stormwater Inlet Type "B"	EA	4	\$2,500.00	\$10,000.00		100%	\$0.00
Basin Outlet Structure	EA	1	\$3,500.00	\$3,500.00		100%	\$0.00
Basin Excavation	CY	325	\$25.00	\$8,125.00		100%	\$0.00
Outlet Protection	EA	1	\$800.00	\$800.00		100%	\$0.00
SUBTOTAL				\$161,427.00			\$0.00
Additional 20% Contingency			0.20	\$32,285.40			\$0.00
TOTAL SURETY				\$193,712.40			\$0.00
BOND FOR:				\$193,700.00			\$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>							
*TCO Improvements 100% Complete- JMS							