

RESOLUTION 232-19

**RESOLUTION DENYING RELEASE OF PERFORMANCE
BOND – SITE IMPROVEMENTS FOR
CAMP SALUTE – BLOCK 1601, LOT 13
DUE TO OUTSTANDING PUNCH LIST ITEMS**

WHEREAS, the applicant, Conifer Realty, LLC, Block 1601, Lot 13, has posted, pursuant to the requirements of the Clayton Development Regulation and Zoning Ordinance, Performance Guarantees, guaranteeing the improvements in conjunction with said project; and

WHEREAS, the said applicant has completed said improvements and has applied for a release of said performance guarantees; and

WHEREAS, the Borough Engineer has made an inspection and rendered a report, a copy of which is attached hereto, and made a part hereof, certifying that the improvements have not been completed; and

WHEREAS, the Borough Engineer has also recommended that the performance bond not be released; and

WHEREAS, prior to release of said performance bond, all outstanding punch list items and all outstanding engineering, escrow and legal fees, if any, shall be paid in full.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Clayton, in the County of Gloucester and State of New Jersey, that the release of the aforementioned performance bond for Conifer Realty, LLC, Block 1601, Lot 13, be and hereby is denied as per the Engineers letter.


ADOPTED, at a meeting of the Mayor and Council of the Borough of Clayton, in the County of Gloucester, held November 14, 2019

BOROUGH OF CLAYTON



THOMAS BIANCO, Mayor

Attest:



CHRISTINE NEWCOMB
Municipal Clerk

CERTIFICATION

I, Christine Newcomb, Municipal Clerk of the Borough of Clayton, do hereby certify that the foregoing Resolution was presented and duly adopted by the Borough Council at a regular meeting of the Borough of Clayton Council, held on November 14, 2019.



CHRISTINE NEWCOMB
Municipal Clerk

SICKELS & ASSOCIATES, INC.

Engineers • Planners • Surveyors

October 30, 2019

Borough of Clayton
125 North Delsea Drive
Clayton, New Jersey 08312

Attention: Mayor and Council Members

Reference: **Performance Bond Release – Site Improvement**
 Camp Salute – Block 1601, Lot 13
 Borough of Clayton, Gloucester County, New Jersey
 Applicant: Conifer Realty, LLC
 Performance Bond No.: 837069184
 S&A File No. C-504a

Dear Mayor and Council Members:

We are in receipt of the Applicant's letter, dated September 23, 2019 concerning the release of the performance bond (site) for the above mentioned project. This office has completed our construction observation for the purpose of determining if the performance bond (site) can be released for the above referenced project.

Based on the findings of our observations, we have enclosed a list of items that need to be completed in order to comply with the approved construction drawings. We do not recommend the performance bond (site) be released at this time due to the outstanding punchlist items.

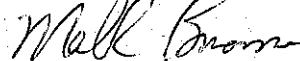
We request the Applicant contact this office with regards to the schedule they intend to implement in completing the necessary work or in the event that they have any questions concerning the construction punch list items. Landscaping work, if applicable, must be completed by the fall planting season to improve chances for survival.

In accordance with M.L.U.L. Section 40:55D53.e.1, Council needs to adopt a resolution indicating the bond cannot be released due to the outstanding items. It should be noted that upon completion of the construction punch list and prior to the release of the performance bond (site), all outstanding engineering fees must be paid in full and a maintenance guarantee should be forwarded to this office and the Borough Solicitor for review and approval.

If you have any questions regarding the above matter, please feel free to contact our office at (856) 848-6800 or via e-mail (oap@sickelsassoc.com) at your earliest convenience.

Very truly yours,

SICKELS & ASSOCIATES, INC.



Mark R. Brunermer, P.E., C.M.E.
Clayton Borough Engineer

OAP
w/ Enclosure (Construction Punch List)

Copy To: Sue Miller, Borough Administrator, w/enclosure (via e-mail only)
Christine Newcomb, Borough Clerk, w/enclosure (via e-mail only)
Debbie Schlosser, Planning Board Administrator, w/enclosure (via e-mail only)
Donna Nestore, Municipal Financial Officer, w/enclosure (via e-mail only)
Joseph Hunt, Director of Public Works, w/enclosure (via e-mail only)
Timothy Scaffidi, Borough Solicitor, w/enclosure (via e-mail only)
Chris Pugliese, Project Director, Conifer Realty, LLC Applicant, w/enclosure
Mark R. Brunermer, P.E., C.M.E., Sickels & Associates, Inc., w/enclosure (via e-mail only)
Patricia Owens, Sickels & Associates, Inc., w/enclosure (via e-mail only)
David D. Roehé, Sickels & Associates, Inc., w/enclosure (via e-mail only)
Kim Croft, Sickels & Associates, Inc., w/enclosure (via e-mail only)

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Sherwood Mews • 833 Kings Highway
Woodbury, New Jersey 08096-3110
(856) 848-6800 FAX (856) 848-8520
www.sickelsassoc.com

October 31, 2019

Construction Punch List – Status report No. 1

Camp Salute – Block 1601, Lot 13

Borough of Clayton, Gloucester County, New Jersey

Applicant: Conifer Realty, LLC

Performance Bond No.: 837069184 (Site Improvements)

Performance Bond No.: 837069183 (Water & Sewer Improvements)

S&A File No. C-504a

Punch List compiled by Marc C. Knott

The following items shall be completed prior to the release of performance bond. Our office requires 72 hours' notice prior to commencement of the repairs listed. **ANY WORK COMPLETED WITHOUT PROPER INSPECTION WILL NOT BE APPROVED.**

General Site

1. NJDEP – see email (address comments).
2. All street signs shall be on U-channel, brake away posts.
3. Install required R1-5 sign at crosswalk between Bldgs. 100 & 200.
4. Handicap ramp signs – all sign heights to be 60" from bottom of top sign.
5. Install concrete fire hydrant pads. Concrete pad 6"x 2' radius to be installed at bury line marked on hydrant.
6. H.C. ramp at Bldg. 800 (by dumpster) – needs 4' landing behind delineator.
7. Concrete – repair/replace any damaged concrete that is chipped/cracked/spawling. Noted: crack sidewalk by 805 and H.C. ramp at Bldg. No. 2.
8. Install crosswalk between H.C. ramps located near Bldg. No. 8.
9. Clean-up construction material on left side of Melvin Street before Bldgs. 1 & 2.
10. Grading/Drainage – several areas of ponding noted in grass areas. Need to regrade/topsoil/seed as needed. (See plans for same locations).
11. Complete asphalt repair to right of trash enclosure by Bldg. No. 8.

Landscaping

1. Remove & replace missing / dead landscaping (reference sheet 8 of 14). Sheet 8 markups will be provided via e-mail due to the file size.

Sanitary Sewer / Water

1. Sanitary sewer M.H. – mortar up all castings.
2. All sanitary sewer M.H. covers – casting to be Bridge state pattern No. 1012B. M.H. cover to include letters "CSD" and "Year" in 2" raised letters w/penetrating pickholes. Current lid is from Neenah Foundry Co., Neenah WI.
3. Sanitary sewer c.o. between Bldg. 200/400 located in sidewalk needs cast iron protection box.
4. Sanitary sewer lateral for Bldg. No. 1 – install brass cap.

Storm / Basin

1. All storm sewer inlets – mortar castings and all structures to have channels. No channel noted at Inlet No. 11.
2. Concrete channel to side of Basin – clean out channel of sediment and debris. Stabilize areas on each side of concrete swale.
3. Provide general cleanup of basin area.
4. HW1 & HW2 – soil erosion around headwalls, clean up stabilize.
5. Low flow channel – remove sediment and debris.
6. Rip Rap – clean up, remove any vegetation (grass) trash, soil erosion measures etc.
7. E inlet O – remove sediment from bottom.

October 31, 2019

Construction Punch List – Status report No. 1

Camp Salute – Block 1601, Lot 13

Borough of Clayton, Gloucester County, New Jersey

Applicant: Conifer Realty, LLC

Performance Bond No.: 837069184 (Site Improvements)

Performance Bond No.: 837069183 (Water & Sewer Improvements)

S&A File No. C-504a

Punch List compiled by Marc C. Knott

If you have any questions regarding the above matter, please feel free to contact our office at (856) 848-6800 or via e-mail (oap@sickelsassoc.com) at your earliest convenience.

Very truly yours,

SICKELS & ASSOCIATES, INC.


Olivier A. Peña

Senior Construction technician

Copy To: Sue Miller, Borough Administrator (via e-mail only)
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