

RESOLUTION NO. 2015 - 62

**A RESOLUTION OF THE MAYOR AND BOROUGH COUNCIL OF THE  
BOROUGH OF MOUNT ARLINGTON, IN THE COUNTY OF MORRIS,  
NEW JERSEY, AUTHORIZING REDUCTION OF PERFORMANCE BONDS  
FOR NOLAN'S RIDGE PHASE I and II**

**WHEREAS**, the Borough of Mount Arlington entered into a Developer's Agreement with Brookland Partners LLC, in connection with the construction and on-site improvements for the project identified on the final plans as "Nolan's Ridge"; and

**WHEREAS**, after a request for reduction was submitted by the Developer, Borough Engineer CP Engineers inspected the site and, finding that a substantial portion of the improvements had been completed, recommended that the performance bond requirement for Phase I be updated and reduced from \$463,509.32 to \$256,912.51 and Phase II be updated and reduced from \$209,365.65 to \$92,659.79; and

**WHEREAS**, the Borough Engineer's recommendation together with a schedule setting forth their calculations relating thereto are attached herewith and on file in the office of the Borough Clerk; and

**WHEREAS**, per letter from Borough Engineer CP Engineers, dated March 18, 2015, the Developer has committed to provide the Borough the remaining bonding required for Phase I and II.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Mount Arlington, County of Morris, State of New Jersey, that the requirement for a performance guarantee under the Developer's Agreement for Nolan's Ridge for Phase I is reduced to \$256,912.51 and Phase II is reduced to \$92,659.79.

This Resolution shall take effect immediately.

**I HEREBY CERTIFY** this to be a true and correct Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, and adopted on April 7, 2015.

  
Linda DeSantis, RMC, Municipal Clerk  
Borough of Mount Arlington



35 Sparta Avenue  
Sparta, New Jersey 07871  
Phone (973) 300-9003  
Fax (973) 300-4003  
www.cpengeers.com

March 18, 2015

Ms. Carolyn Rinaldi  
Borough of Mount Arlington  
419 Howard Boulevard  
Mount Arlington, NJ 07856

Re: Nolan's Ridge Phases I & II  
Performance Bond Reduction Request  
Borough of Mt. Arlington, Morris County, New Jersey  
CP #: 576:012

Dear Ms. Rinaldi:

CP Engineers (CP) has reviewed the request for reduction of the performance bonding required for Phases I & II of the Nolan's Ridge Development. The request for Phase I is to reduce the updated bonding amount of \$463,509.32, to \$256,912.51. The request for Phase II is to reduce the updated bond amount, \$209,365.65, to \$92,659.79. The remaining outstanding improvements within Phases I & II are associated with the pavement, striping, landscaping and various ancillary features yet to be installed. The reductions are detailed in the updated *Nolan's Ridge Bond Reduction Estimate for Phase 1* and *Nolan's Ridge Bond Reduction Estimate for Phase 2* spreadsheets, attached for your reference.

The bond reduction requested for Phase I has been adjusted to more accurately reflect the outstanding improvements within this phase, specifically the required replacement of several sections of damaged sidewalk along Zachary Way. We therefore recommend the performance bonding for Phases I & II be reduced by \$200,706.81 and \$116,705.86, respectively. This will result in the remaining bonding for Phase I as \$262,802.51 and for Phase II as \$92,659.79.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,  
CP ENGINEERS, LLC

Sabine Watson, P.E., CME  
Senior Project Manager

CC: Arthur R. Ondish, Mayor, via email  
Stella Salazar, Construction Administrator, via email  
Stan Puszcz, P.E. (CP), via email  
Mike O'Callaghan, Brookland Partners LLC, via email

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**Nolan's Ridge Bond Reduction Estimate for Phase 1  
BOROUGH OF MT. ARLINGTON, MORRIS COUNTY, NEW JERSEY**

**On-site Improvements**

Item No.	Description	Pav Unit	Quantity	Unit Price	Extended Amount	% Complete	Outstanding Amount	Completed Amount
<b>Storm Sewer</b>								
1	15" RCP	LF	3,209.80	\$ 22.00	\$ 70,615.60	100%	\$ -	\$ 70,615.60
2	18" RCP	LF	1,214.95	\$ 25.00	\$ 30,373.75	100%	\$ -	\$ 30,373.75
3	24" RCP	LF	858.55	\$ 32.00	\$ 27,473.60	100%	\$ -	\$ 27,473.60
4	Inlet type B Double	EA	1	\$ 3,500.00	\$ 3,500.00	100%	\$ -	\$ 3,500.00
5	Inlet type B 4' Deep	EA	16	\$ 1,750.00	\$ 28,000.00	100%	\$ -	\$ 28,000.00
6	Inlet type B 6' Deep	EA	8	\$ 1,890.00	\$ 15,120.00	100%	\$ -	\$ 15,120.00
7	Inlet type B 8' Deep	EA	6	\$ 2,250.00	\$ 13,500.00	100%	\$ -	\$ 13,500.00
8	Inlet type B 10' Deep	EA	2	\$ 2,460.00	\$ 4,920.00	100%	\$ -	\$ 4,920.00
9	Inlet type B 12' Deep	EA	4	\$ 2,775.00	\$ 11,100.00	100%	\$ -	\$ 11,100.00
10	Inlet type B over 14' Deep	EA	3	\$ 3,300.00	\$ 9,900.00	100%	\$ -	\$ 9,900.00
11	Inlet type E 4' Deep	EA	4	\$ 1,750.00	\$ 7,000.00	100%	\$ -	\$ 7,000.00
12	Inlet type E 6' Deep	EA	1	\$ 2,100.00	\$ 2,100.00	100%	\$ -	\$ 2,100.00
13	Inlet type E 8' Deep	EA	1	\$ 2,250.00	\$ 2,250.00	100%	\$ -	\$ 2,250.00
14	Inlet type E 10' Deep	EA	1	\$ 2,460.00	\$ 2,460.00	100%	\$ -	\$ 2,460.00
15	Trench Drain	EA	2	\$ 1,500.00	\$ 3,000.00	100%	\$ -	\$ 3,000.00
16	Storm Sewer MH 4' Deep	EA	2	\$ 1,350.00	\$ 2,700.00	100%	\$ -	\$ 2,700.00
17	Storm Sewer MH 6' Deep	EA	1	\$ 1,550.00	\$ 1,550.00	100%	\$ -	\$ 1,550.00
18	Storm Sewer MH 8' Deep	EA	3	\$ 1,800.00	\$ 5,400.00	100%	\$ -	\$ 5,400.00
19	Storm Sewer MH 10' Deep	EA	5	\$ 2,150.00	\$ 10,750.00	100%	\$ -	\$ 10,750.00
20	Storm Sewer MH 12' Deep	EA	1	\$ 2,350.00	\$ 2,350.00	100%	\$ -	\$ 2,350.00
21	Storm Sewer MH 14' Deep	EA	1	\$ 2,750.00	\$ 2,750.00	100%	\$ -	\$ 2,750.00
22	Storm Sewer MH over 14' Deep	EA	1	\$ 2,900.00	\$ 2,900.00	100%	\$ -	\$ 2,900.00
23	96" Seepage tanks w/ 48" Seepage Ring	EA	26	\$ 1,500.00	\$ 39,000.00	100%	\$ -	\$ 39,000.00
24	Rip Rap	CY	214	\$ 33.50	\$ 7,169.00	100%	\$ -	\$ 7,169.00
25	Concrete Headwall, Precast	EA	3	\$ 900.00	\$ 2,700.00	100%	\$ -	\$ 2,700.00
<b>Roadway Construction Paving</b>								
42	Bit Conc Surface Course 1 1/2" thk	SY	16,066.05	\$ 5.00	\$ 80,330.25	0%	\$ 80,330.25	\$ -
43	Bit Stab Base Course 3" thk	SY	16,066.05	\$ 9.00	\$ 144,594.45	65%	\$ 50,608.06	\$ 93,986.39
44	Dense Graded Aggregate 4" thk	SY	16,066.05	\$ 4.00	\$ 64,264.20	75%	\$ 16,066.05	\$ 48,198.15
45	Grass Pavers - Emergency Access	SF	27,421	\$ 11.00	\$ 301,631.00	100%	\$ -	\$ 301,631.00
46	Concrete Apron 6" thk	CY	130	\$ 160.00	\$ 20,800.00	100%	\$ -	\$ 20,800.00
47	4' wide concrete walk 4" thk	LF	6,544.45	\$ 15.00	\$ 98,166.75	95%	\$ 4,908.34	\$ 93,258.41
48	Cinder/ woodchip path	SY	1,012	\$ 5.00	\$ 5,060.00	100%	\$ -	\$ 5,060.00
49	Concrete Stairs with Railing	Riser	54	\$ 500.00	\$ 27,000.00	100%	\$ -	\$ 27,000.00
50	Granite Block Curb	LF	9,567.25	\$ 14.00	\$ 133,941.50	95%	\$ 6,697.08	\$ 127,244.43
51	Concrete Block Curb, 6"x8"x18"	LF	131.45	\$ 17.00	\$ 2,234.65	100%	\$ -	\$ 2,234.65
52	Driveway 2" FABC 6"-3/4" Stone	SY	1,476.20	\$ 11.00	\$ 16,238.20	85%	\$ 2,435.73	\$ 13,802.47
<b>Traffic Signs</b>								
53	Project Identification Signage	LS	0.55	\$ 1,500.00	\$ 825.00	100%	\$ -	\$ 825.00
54	Building Unit Identification Signage	EA	3	\$ 500.00	\$ 1,500.00	75%	\$ 375.00	\$ 1,125.00
55	Regulatory Signs	EA	16	\$ 150.00	\$ 2,400.00	90%	\$ 240.00	\$ 2,160.00
56	Street Signs	SY	8	\$ 150.00	\$ 1,200.00	100%	\$ -	\$ 1,200.00
<b>Soil Erosion</b>								
57	Silt Fencing	LF	9,262.50	\$ 0.93	\$ 8,614.13	90%	\$ 861.41	\$ 7,752.71
58	Orange Construction Fencing	LF	6,792.5	\$ 2.00	\$ 13,585.00	90%	\$ 1,358.50	\$ 12,226.50
59	Lawn Inlet Protection	EA	6	\$ 25.00	\$ 150.00	90%	\$ 15.00	\$ 135.00
60	Type B Inlet Protection	EA	42	\$ 5.00	\$ 210.00	90%	\$ 21.00	\$ 189.00
61	Construction Entrance	SY	555	\$ 9.00	\$ 4,995.00	90%	\$ 499.50	\$ 4,495.50
62	Riser for Sediment Basin	EA	2	\$ 200.00	\$ 400.00	100%	\$ -	\$ 400.00
<b>Storm Management</b>								
63	Impervious Core	CY	952.05	\$ 15.00	\$ 14,280.75	100%	\$ -	\$ 14,280.75
64	Basin Bottom	CY	277.75	\$ 20.00	\$ 5,555.00	0%	\$ 5,555.00	\$ -
65	Outlet Structure	EA	1	\$ 5,000.00	\$ 5,000.00	100%	\$ -	\$ 5,000.00
66	Basin Liners (Weed Barrier)	SY	1,659.9	\$ 1.10	\$ 1,825.89	0%	\$ 1,825.89	\$ -
<b>Landscaping &amp; Lighting</b>								
67	Evergreen & Deciduous Shade & Ornamental Trees	LS	0.55	\$ 108,438.50	\$ 59,641.18	70%	\$ 17,892.35	\$ 41,748.82
68	Shrubs	LS	0.55	\$ 38,149.50	\$ 20,982.23	70%	\$ 6,294.67	\$ 14,687.56
69	Ornamental grasses, Perennials & Ground cover	LS	0.55	\$ 15,198.45	\$ 8,359.15	100%	\$ -	\$ 8,359.15
70	Street Lighting	EA	35	\$ 2,400.00	\$ 84,000.00	100%	\$ -	\$ 84,000.00
71	Tennis Court Lighting	EA	4	\$ 2,000.00	\$ 8,000.00	100%	\$ -	\$ 8,000.00
72	Ornamental Bollard Lighting	EA	16	\$ 500.00	\$ 8,000.00	75%	\$ 2,000.00	\$ 6,000.00
<b>Retaining Walls</b>								
73	Keystone Interlocking Blocks	SF	34,628	\$ 20.00	\$ 692,560.00	100%	\$ -	\$ 692,560.00
<b>Miscellaneous</b>								
74	Site Clear & Grub, Light	AC	19.25	\$ 2,900.00	\$ 55,825.00	100%	\$ -	\$ 55,825.00
75	Strip, Stockpile Topsoil	CY	31,191.60	\$ 1.25	\$ 38,989.50	100%	\$ -	\$ 38,989.50
76	General Excavation, Bulk	CY	115,038.00	\$ 2.22	\$ 255,384.36	100%	\$ -	\$ 255,384.36
77	General Earth Fill	CY	36,498.55	\$ 2.14	\$ 78,106.90	100%	\$ -	\$ 78,106.90
78	Truck Hauling (loose)	CY	98,175.00	\$ 7.50	\$ 736,312.50	100%	\$ -	\$ 736,312.50
79	Rock Excavation (Drilling & Blasting)	CY	550.00	\$ 25.00	\$ 13,750.00	100%	\$ -	\$ 13,750.00
80	Utility Trench Excavation	CY	1,746.25	\$ 6.10	\$ 10,652.13	100%	\$ -	\$ 10,652.13
81	Roof Leaders 6" dia PVC Drainage Pipe	LF	946.00	\$ 21.00	\$ 19,866.00	100%	\$ -	\$ 19,866.00
82	3" Electrical Conduit 3' Deep	LF	3,547.50	\$ 20.00	\$ 70,950.00	100%	\$ -	\$ 70,950.00
83	Club House	LS	1.00	\$ 400,000.00	\$ 400,000.00	100%	\$ -	\$ 400,000.00
84	Hydro Seeding- Mulch Fert & Seed	MSF	193.05	\$ 37.00	\$ 7,142.85	90%	\$ 714.29	\$ 6,428.57
85	Topsoil- 4" deep, Spread by dozer	MSF	193.05	\$ 270.00	\$ 52,123.50	90%	\$ 5,212.35	\$ 46,911.15
86	Traffic Maintenance & Protection Barricade	LS	0.55	\$ 10,000.00	\$ 5,500.00	100%	\$ -	\$ 5,500.00
87	Police protection/ Traffic directors	MH	110	\$ 45.00	\$ 4,950.00	100%	\$ -	\$ 4,950.00
88	Tennis Court Chain Link Fence	LF	436	\$ 14.00	\$ 6,104.00	100%	\$ -	\$ 6,104.00
89	Split Rail Fence	LF	4,024.9	\$ 14.00	\$ 56,348.60	100%	\$ -	\$ 56,348.60
90	Timber Guide Rail	LF	1,653.3	\$ 19.00	\$ 31,412.70	95%	\$ 1,570.64	\$ 29,842.07
91	Stop Bars	LF	200	\$ 3.00	\$ 600.00	0%	\$ 600.00	\$ -
92	White Striping	LF	2,232	\$ 1.00	\$ 2,232.00	0%	\$ 2,232.00	\$ -
93	Yellow Striping	LF	2,634	\$ 1.00	\$ 2,634.00	0%	\$ 2,634.00	\$ -
94	Blue Striping	LF	540	\$ 1.00	\$ 540.00	0%	\$ 540.00	\$ -
95	Handicap Symbol	EA	9	\$ 35.00	\$ 315.00	0%	\$ 315.00	\$ -
96	Concrete Dumpster Pad	EA	4	\$ 1,200.00	\$ 4,800.00	0%	\$ 4,800.00	\$ -
97	Park Benches	EA	8	\$ 1,200.00	\$ 9,600.00	75%	\$ 2,400.00	\$ 7,200.00
98	Tennis Court	EA	1	\$ 24,000.00	\$ 24,000.00	100%	\$ -	\$ 24,000.00
99	Swimming Pool	EA	1	\$ 62,500.00	\$ 62,500.00	100%	\$ -	\$ 62,500.00
<b>Total</b>					<b>\$4,095,565.29</b>	<b>95%</b>	<b>\$ 219,002.09</b>	<b>\$3,876,563.20</b>

**On-site Improvements Cost Remaining \$ 219,002.09**  
**On-site Improvements Bonding Cost \$ 262,802.61**



**Nolan's Ridge Bond Reduction Estimate for Phase 1  
BOROUGH OF MT. ARLINGTON, MORRIS COUNTY, NEW JERSEY**

Public Improvements								
Item No.	Description	Pay Unit	Quantity	Unit Price	Extended Amount	% Complete	Outstanding Amount	Completed Amount
<b>Sanitary Sewer</b>								
26	8" PVC Main	LF	4,551.00	\$ 15.00	\$ 68,265.00	100%	\$ -	\$ 68,265.00
27	4" DIP Pressure Main	LF	4153.00	\$ 35.00	\$ 145,355.00	100%	\$ -	\$ 145,355.00
28	4" PVC Lateral	EA	3845.00	\$ 10.00	\$ 38,450.00	100%	\$ -	\$ 38,450.00
29	Manhole 8' Deep	EA	2	\$ 1,550.00	\$ 3,100.00	100%	\$ -	\$ 3,100.00
30	Manhole 8' Deep	EA	18	\$ 1,800.00	\$ 32,400.00	100%	\$ -	\$ 32,400.00
31	Manhole 10' Deep	EA	6	\$ 2,150.00	\$ 12,900.00	100%	\$ -	\$ 12,900.00
32	Manhole 12' Deep	EA	3	\$ 2,350.00	\$ 7,050.00	100%	\$ -	\$ 7,050.00
33	Manhole 14' Deep	EA	3	\$ 2,750.00	\$ 8,250.00	100%	\$ -	\$ 8,250.00
34	Manhole Over 14' Deep	EA	2	\$ 2,900.00	\$ 5,800.00	100%	\$ -	\$ 5,800.00
35	Drop Manhole Connections	EA	5	\$ 500.00	\$ 2,500.00	100%	\$ -	\$ 2,500.00
36	Wye Connections	EA	76	\$ 50.00	\$ 3,800.00	100%	\$ -	\$ 3,800.00
37	Cleanouts	EA	76	\$ 100.00	\$ 7,600.00	100%	\$ -	\$ 7,600.00
<b>Water Distribution</b>								
38	8" DIP	LF	6,454.00	\$ 30.50	\$ 196,847.00	100%	\$ -	\$ 196,847.00
39	8" Valve	EA	14	\$ 800.00	\$ 11,200.00	100%	\$ -	\$ 11,200.00
40	Hydrants & Valves	EA	9	\$ 3,790.00	\$ 34,110.00	100%	\$ -	\$ 34,110.00
41	8" Main, 1" Service, 10' offset, 4' Deep	EA	76	\$ 75.00	\$ 5,700.00	100%	\$ -	\$ 5,700.00
<b>Miscellaneous</b>								
88	Pumping Station	EA	1.0	\$ 250,000.00	\$ 250,000.00	100%	\$ -	\$ 250,000.00
<b>Total</b>					<b>\$ 833,327.00</b>	<b>100%</b>	<b>\$ -</b>	<b>\$ 833,327.00</b>

Public Improvements Cost Remaining	\$ -
Public Improvements Bonding Cost	\$ -
Onsite Improvements Cost Remaining	\$ 219,002.09
Onsite Improvements Bonding Cost	\$ 262,802.51
<b>Total Bonding Cost</b>	<b>\$ 262,802.51</b>
Existing Bonded Amount	\$ 463,509.32
Approved Bonding Reduction	\$ 200,706.81
<b>Recommended Bonding Amount to Remain</b>	<b>\$ 262,802.51</b>

WE DECLARE THE ABOVE TO BE A TRUE AND CORRECT ESTIMATE OF WORK DONE TO DATE

  
 Sabine Watson, P.E. NJ No. 24GE04896200 Date 3/18/2015  
 CP ENGINEERS, LLC