

RESOLUTION 2016 - 58

**A RESOLUTION OF THE MAYOR AND BOROUGH COUNCIL OF THE
BOROUGH OF MOUNT ARLINGTON, IN THE COUNTY OF MORRIS,
NEW JERSEY, AUTHORIZING REDUCTION OF THE SITE AND
IMPROVEMENT BONDS FOR SHADOW WOODS DEVELOPMENT**

WHEREAS, the Borough of Mount Arlington entered into a Developer's Agreement with Woodmont Properties in connection with the construction and on-site improvements for the project identified on the final plans as "Shadow Woods Development"; and

WHEREAS, after an inspection of the site and public improvements associated with the development was conducted to adjust the outstanding improvements to the existing conditions, the Developer must establish a surety bond in the amount of \$907,479.00; 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.

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 surety bond be in the amount of \$907,479.00.

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 March 8, 2016.



Linda DeSantis, RMC, Municipal Clerk
Borough of Mount Arlington



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March 1, 2016

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

Re: Shadow Woods Development
Bonding Status

Dear Ms. Rinaldi:

The Developer (Woodmont Properties) of the above referenced project has requested reductions of the bonding associated with this development. An inspection of the site and public improvements associated with the development was conducted to adjust the outstanding improvements to existing conditions. The following is a summary of the status of improvements for the Shadow Woods development including a breakdown of the bonding requirements:

	Original Improvement Cost	Completed Improvement Cost	Remaining Improvement Cost
Shadow Woods			
Total Improvements	\$ 1,551,235.00	\$ 795,002.50	\$ 756,232.50
Total Bonding - 120%	\$ 1,861,482.00	\$ 954,003.00	\$ 907,479.00
Surety Bonding - 90%	\$ 1,675,333.80	\$ 858,602.70	\$ 816,731.10
Cash - 10%	\$ 186,148.20	\$ 95,400.30	\$ 90,747.90

The itemized improvement tabulations are attached for your reference. The Developer must establish a surety bond for the amount of \$907,479.00 for the development.

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

Sincerely,

CP ENGINEERS, LLC

A handwritten signature in blue ink, appearing to read "James Landry".

James Landry, P.E.

Senior Project Manager

Encl.

Cc: Arthur R. Ondish, Mayor, via email
Stella Salazar, Land Use Board Secretary, via email
Elizabeth Valandingham, Esq., via email
Stan Puszcz, P.E. (CPE), via email

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PROPOSED CONSTRUCTION BOND ESTIMATE
 SITE IMPROVEMENTS
SHADOW WOODS
 PRELIMINARY AND FINAL MAJOR SUBDIVISION AND SITE PLANS
 OEA PROJ. # 030502.1
 DATE 02/18/16
BASED ON PLANS REVISED THROUGH 01/22/16



<u>ITEM No.</u>	<u>ITEM DESCRIPTION</u>	<u>UNIT</u>	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>ITEM TOTAL</u>	<u>SUB TOTALS</u>
1. PAVEMENT						
1.1	2" THK. HMA SURFACE COURSE, 9.5M64	TON	1211	\$75.00	\$90,825.00	
1.2	4" THK. HMA BASE COURSE, 12.5M64	TON	1257	\$75.00	\$94,275.00	
1.3	6" THK. COMP. D.G.A. SUBBASE	TON	1769	\$25.00	\$44,225.00	
						\$229,325.00
2. CONCRETE						
2.1	GRANITE BLOCK CURB	L.F.	720	\$18.50	\$13,320.00	
2.2	4" THICK CONCRETE SIDEWALK	S.Y.	1645	\$40.00	\$65,800.00	
2.3	6" THICK CONCRETE DRIVEWAY APRON	S.Y.	226	\$60.00	\$13,560.00	
2.4	RETAINING WALL	S.F.	530	\$25.00	\$13,250.00	
2.5	ADA RAMPS WITH DETECTABLE WARNING SURFACE	EACH	12	\$400.00	\$4,800.00	
						\$110,730.00
3. STORM DRAINAGE						
3.1	OUTLET STRUCTURE	EACH	1	\$5,000.00	\$5,000.00	
3.2	FLARED END SECTION	EACH	3	\$1,800.00	\$5,400.00	
3.3	15" RCP	L.F.	35	\$60.00	\$2,100.00	
3.4	24" RCP	L.F.	28	\$70.00	\$1,960.00	
3.5	36" RCP	L.F.	49	\$75.00	\$3,675.00	
3.6	24" HDPE	L.F.	84	\$45.00	\$3,780.00	
						\$21,915.00
4. SANITARY SEWER						
4.1	8" PVC GRAVITY MAIN	L.F.	367	\$50.00	\$18,350.00	
4.2	SANITARY MANHOLES	EACH	1	\$2,500.00	\$2,500.00	
						\$18,350.00
5. POTABLE WATER MAIN						
5.1	8" DIP	L.F.	1000	\$75.00	\$75,000.00	
						\$75,000.00
3. LANDSCAPE AND LIGHTING						
3.1	POLE SINGLE MOUNTED LIGHT	EACH	22	\$2,800.00	\$61,600.00	
3.2	EVERGREEN TREES	EACH	113	\$300.00	\$33,900.00	
3.3	SHADE TREES	EACH	166	\$300.00	\$49,800.00	
3.4	ORNAMENTAL TREES	EACH	62	\$300.00	\$18,600.00	
3.5	SHRUBS	EACH	1214	\$50.00	\$60,700.00	
3.6	GROUNDCOVERS / PERENNIALS	EACH	985	\$25.00	\$24,625.00	
						\$249,225.00
6. MISCELLANEOUS						
6.1	SOIL EROSION AND SEDIMENT CONTROL	L.S.	1	\$5,000.00	\$5,000.00	
6.2	FENCING	L.F.	1823	\$25.00	\$45,562.50	
6.3	STRIPING	L.S.	1	\$1,125.00	\$1,125.00	
						\$51,687.50
					TOTAL=	\$756,232.50