

**TOWNSHIP OF MAPLEWOOD**



**RESOLUTION NO. 194-15**

**APPROVING IMPROVEMENTS  
COMPLETED BY FIRST HARTFORD REALTY CORP.  
BLOCK 16.01, LOT 22; FILE #PB-13-5  
453 VALLEY STREET**

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**WHEREAS**, the Maplewood Township Planning Board granted site plan approval on January 14, 2014 and February 11, 2014 for various site improvements on the property located at Block 16.01, Lot 22; and

**WHEREAS**, such approval was memorialized by resolution of the Planning Board dated February 11, 2014; and

**WHEREAS**, as a condition of approval the applicant submitted a Performance Guarantee in the amount of \$573,914.00 for the installation of site improvements plus the required additional 20 % for a total of \$688,696.80; and

**WHEREAS**, the Township Engineer has accepted the site improvements and has determined to hold a Maintenance Guarantee in the amount of \$86,087.10 for a period of two years, thus authorizing the release of the Performance Guarantee; and

**WHEREAS**, the Chief Financial Officer has certified that sufficient escrow funds remain to cover the final costs associated with the closeout of this matter.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Maplewood, in the County of Essex, State of New Jersey that it accepts a Maintenance Guarantee in the amount of \$86,087.10 to be held for a period of two (2) years from the date of the passage of this resolution; and

**BE IT FURTHER RESOLVED** that First Hartford Realty Corp. is released from its liability pursuant to its Performance Guarantee in the amount of \$688,696.80.

I, Elizabeth J. Fritzen, Township Clerk of the Township of Maplewood, in the County of Essex and State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Township Committee at a regular meeting of said Committee held **October 6, 2015**.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Township of Maplewood, in the County of Essex and State of New Jersey, this **6th day of October, 2015**.

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**Elizabeth J. Fritzen, R.M.C.**  
Township Clerk



# Township of Maplewood

## ENGINEERING DEPARTMENT

MUNICIPAL BUILDING, 574 VALLEY STREET  
MAPLEWOOD, NJ 07040-2691  
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THOMAS  
MALAVASI, P.E.,  
P.P.  
TOWNSHIP  
ENGINEER

### MEMORANDUM

August 24, 2015

**TO:** Township Committee.

**FROM:** Thomas Malavasi, Township Engineer *Tm*

**CC:** Roger Desiderio

**SUBJECT:** CVS Store, 453 Valley Street, Block 16.01 Lot 22, Case #PB 3-05

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The Engineering Department has received correspondence from the Planning Board Engineer, Mr. Bratt, regarding the performance guarantee on this project. Mr. Bratt's office has been inspecting the work that has been done as part of this approval. The developer has asked that the performance guarantee be returned and the improvements be accepted.

At this time we concur with Mr. Bratt's assessment that all of the site improvements have been completed and recommend the acceptance of the improvements and the return of the performance guarantee. This is of course subject to Mr. Desiderio's acceptance of the form of the two year Maintenance Bond, a copy of which has been provided to him.

A resolution has been prepared by Mr. Bratt's office and we take no exception to it being acted upon at the next available Township Committee Meeting.