

TOWNSHIP OF MAPLEWOOD



RESOLUTION NO. 224-15

**APPROVING A REDUCTION IN THE AMOUNT OF THE
PERFORMANCE GUARANTEE FOR VARIOUS
IMPROVEMENTS BEING INSTALLED BY**

**WINNER CHAPEL INTERNATIONAL, NJ
AT
BLOCK 48.01, LOTS 39 AND 39.01**

BOARD OF ADJUSTMENT FILE # BOA-13-5

WHEREAS, the Maplewood Zoning Board of Adjustment granted site plan approval on December 2, 2013 for various site improvements on the property located at Block 48.01, Lots 39 and 39.01; and

WHEREAS, such approval was memorialized by resolution of the Zoning Board of Adjustment dated January 6, 2014; and

WHEREAS, as a condition of approval the applicants submitted a Performance Guarantee in the amount of \$247,343.50 for the installation of site improvements plus the required additional 20 % for a total of \$296,812.20; and

WHEREAS, the Township Engineer has determined that a certain part of the subject site improvements have been completed and has further determined that a reduction in the Performance Guarantee is warranted and appropriate.

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 hereby approves the release of \$62,400.00 of the Performance Guaranty to the developer thereby reducing the Performance Guarantee for the subject project such that the total amount of Guarantee to be retained by the Township is \$234,412.20.

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 **November 16, 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 **16th day of November, 2015**.

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



Township of Maplewood

ENGINEERING DEPARTMENT

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THOMAS
MALAVASI, P.E.,
P.P.
TOWNSHIP
ENGINEER

MEMORANDUM

August 17, 2015

TO: Township Committee.

FROM: Thomas Malavasi, Township Engineer

CC: Roger Desiderio

SUBJECT: Winner Chapel International, NJ, Block 48.01 Lots 39& 39.01, 238 Burnett Ave., Case #BOA-13-05

The Engineering Department has received correspondence from the Zoning 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 reduced by \$62,400.00, and that the Township to retain \$234,412.20. The retained amount is greater than 30% of the original bond, which is the greatest reduction allowed by law.

At this time we concur with Mr. Bratt's assessment that the site improvements have been completed to a level such that the cost to complete the work will not exceed the remaining bond amount, and concur with the reduction of the performance guarantee.

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.