

RESOLUTION NO. 2018-262
DENY REQUEST TO RELEASE WATER AND SEWER MAINTENANCE BONDS
PHASES 1 AND 2
MANORS AT CROSSROADS

WHEREAS, Platinum Developers has requested an inspection for release of the Phases 1 and 2 Water and Sewer Maintenance Bonds; and

WHEREAS, the Township Water and Sewer Engineer, L. Russell Trice, P.E., of R. A. Alaimo Associates, issued a report dated November 26, 2018; and

WHEREAS, the Township Water and Sewer Engineer recommended denial of release of the Phases 1 and 2 Water and Sewer Maintenance Bonds; and

WHEREAS, the Mayor and Members of Township Council accept the recommendation of the Township Water and Sewer Engineer and desire to deny release of Bonds 1090931 and 1089050, as per his recommendation.

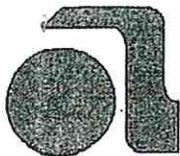
NOW, THEREFORE, BE IT RESOLVED by the Council of the Township of Florence, County of Burlington, State of New Jersey that the release of the Phases 1 and 2 Water and Sewer Maintenance Bond is hereby denied as per the Township Engineer's recommendation (see Schedule "A" attached).

I, NANCY L. ERLSTON, Clerk of the Township of Florence, County of Burlington, State of New Jersey, do hereby certify that the foregoing Resolution is a true copy of the Resolution approved by Township Council at their December 5, 2018 meeting.


Nancy L. Erlston, RMC
Township Clerk

Note: This Resolution approves the denial of request to release bonds.

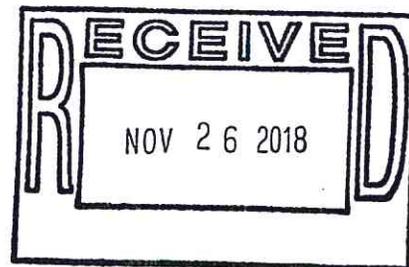
RESOLUTION 2018-262
" SCHEDULE A "



Richard A. Alaimo Association of Engineers

200 High Street, Mt. Holly, New Jersey 08060 Tel: 609-267-8310 Fax: 609-267-7452

November 26, 2018



Ms. Karen Federico, Land Use Clerk
Township of Florence
711 Broad Street
Florence, New Jersey 08518

RE: Township of Florence
The Manor at Crossroads, Phases 1 and 2
Our File No. C-371-148

Dear Ms. Federico:

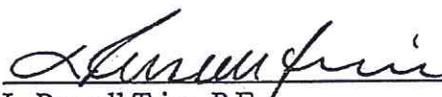
As requested, we have reviewed the captioned project to determine if the Township of Florence can release the water and sewer maintenance bonds.

Please be advised that we do not recommend maintenance bond release at this time. The applicant must complete the items noted on the attached punch list and contact our field services department for a reinspection.

Please contact me if there are any questions.

Very truly yours,

RICHARD A. ALAIMO ASSOCIATION
OF ENGINEERS



L. Russell Trice, P.E.
Senior Associate

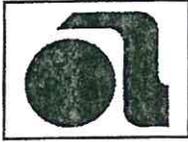
LRT/das
Enclosure

cc/enc: Richard A. Brook, Administrator, Township of Florence
David A. Lebak, Director, Florence Township Water & Sewer Department
Nechama Morgan, Platinum Developers, LLC
R. A. Alaimo Associates Field Services Department

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- Consulting Engineers -

Civil • Structural • Mechanical • Electrical • Environmental • Planners



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Project No.: C-371-148
Client: Township of Florence
Project: Triad Development (Botlinger)
Section:

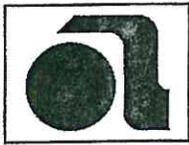
Date: November 23, 2018

Field Services Rep.: Daryl Bronzeill

ITEM	LOCATION	DESCRIPTION
1.	Drop Manhole No. 7	Top of the pipe inside the manhole is broken. It does not appear to continue outside of the manhole gasket.
2.	Manhole No. 8	Remove cracking and loose concrete around casting and reparse.
3.	Manhole No. 9	Remove cracking and loose concrete around casting and reparse.
4.	Manhole No. 28	It appears either Manhole No. 28 was not installed or the existing tie-in manhole shown on the plan was not tied in or removed.
5.	One of Three Valves at the Intersection of Arnold Drive and Brown Boulevard	Remove broken riser ring from inside of valve box. Replace riser ring making valve box flush with asphalt.
6.	427 Arnold Street	Locate curb stop and raise to grade.
7.	428 Arnold Street	Locate curb stop and raise to grade.
8.	430 Arnold Street	Locate curb stop and raise to grade.
9.	431 Arnold Street	Locate curb stop and raise to grade.
10.	432 Arnold Street	Locate cleanout and raise to grade.

It has been our experience that if proper repairs are not made on a timely basis, additional damage may occur from weathering, vandalism, and other factors which lead to additional punch list items. Since our responsibility is to ensure proper conditions at time of acceptance, these repairs should be made as soon as possible.

PRE-FINAL PROJECT PUNCH LIST



Richard A. Alaimo Associates

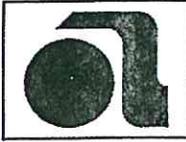
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Project No.: C-371-148 Date: November 23, 2018
Client: Township of Florence
Project: Triad Development (Botlinger)
Section: Field Services Rep.: Daryl Bronzeill

ITEM	LOCATION	DESCRIPTION
11.	433 Arnold Street	Locate curb stop and cleanout and raise to grade.
12.	434 Arnold Street	Locate cleanout and raise to grade.
13.	435 Arnold Street	Locate curb stop and raise to grade.
14.	436 Arnold Street	Locate curb stop and raise to grade.
15.	425 Arnold Street	Locate curb stop and cleanout and raise to grade.
16.	424 Arnold Street	Locate curb stop and cleanout and raise to grade.
17.	423 Arnold Street	Locate curb stop and cleanout and raise to grade.
18.	422 Arnold Street	Locate curb stop and cleanout and raise to grade.
19.	421 Arnold Street	Locate curb stop and cleanout and raise to grade.
20.	420 Arnold Street	Locate curb stop and raise to grade.
21.	419 Arnold Street	Locate cleanout and raise to grade.

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Date: November 23, 2018

Field Services Rep.: Daryl Bronzeill

ITEM	LOCATION	DESCRIPTION
22.	417 Arnold Street	Locate curb stop and cleanout and raise to grade.
23.	416 Arnold Street	Locate curb stop and cleanout and raise to grade.
24.	403 Arnold Street	Locate curb stop and cleanout and raise to grade.
25.	402 Arnold Street	Locate curb stop and cleanout and raise to grade.
26.	502 Wolfe Drive	Locate cleanout and raise to grade.
27.	503 Wolfe Drive	Locate cleanout and raise to grade.
28.	504 Wolfe Drive	Locate curb stop and cleanout and raise to grade.
29.	505 Wolfe Drive	Locate curb stop and cleanout and raise to grade.
30.	506 Wolfe Drive	Locate curb stop and raise to grade.
31.	508 Wolfe Drive	Locate curb stop and cleanout and raise to grade.
32.	509 Wolfe Drive	Locate cleanout and raise to grade.

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Project No.: C-371-148 Date: November 23, 2018
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ITEM	LOCATION	DESCRIPTION
33.	513 Wolfe Drive	Locate curb stop and cleanout and raise to grade.
34.	515 Wolfe Drive	Locate curb stop and cleanout and raise to grade.
35.	711 Varga Circle	Locate curb stop and cleanout and raise to grade.
36.	714 Varga Circle	Locate curb stop and raise to grade.
37.	716 Varga Circle	Locate curb stop and cleanout and raise to grade.
38.	717 Varga Circle	Locate curb stop and cleanout and raise to grade.
39.	718 Varga Circle	Locate curb stop and cleanout and raise to grade.
40.	719 Varga Circle	Locate curb stop and cleanout and raise to grade.
41.	720 Varga Circle	Locate curb stop and cleanout and raise to grade.
42.	721 Varga Circle	Locate curb stop and cleanout and raise to grade.

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ITEM	LOCATION	DESCRIPTION
43.	712 Varga Circle	Locate curb stop and cleanout and raise to grade.
44.	710 Varga Circle	Locate curb stop and cleanout and raise to grade.
45.	709 Varga Circle	Locate curb stop and cleanout and raise to grade.
46.	708 Varga Circle	Locate curb stop and cleanout and raise to grade.
47.	707 Varga Circle	Locate curb stop and cleanout and raise to grade.
48.	706 Varga Circle	Locate curb stop and cleanout and raise to grade.
49.	711 Varga Circle	Locate curb stop and cleanout and raise to grade.
50.	626 Archibald Lane	Locate curb stop and cleanout and raise to grade.
51.	624 Archibald Lane	Locate curb stop and cleanout and raise to grade.

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Section:

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ITEM	LOCATION	DESCRIPTION
52.	622 Archibald Lane	Locate curb stop and cleanout and raise to grade.
53.	620 Archibald Lane	Locate curb stop and cleanout and raise to grade.
54.	611 Archibald Lane	Locate curb stop and cleanout and raise to grade.
55.	618 Archibald Lane	Locate cleanout and raise to grade.
56.	616 Archibald Lane	Locate cleanout and raise to grade.
57.	614 Archibald Lane	Locate curb stop and cleanout and raise to grade.
58.	609 Archibald Lane	Locate curb stop and cleanout and raise to grade.
59.	610 Archibald Lane	Locate curb stop and raise to grade.
60.	607 Archibald Lane	Locate curb stop and cleanout and raise to grade.
61.	608 Archibald Lane	Locate curb stop and cleanout and raise to grade.

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Date: November 23, 2018

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ITEM	LOCATION	DESCRIPTION
62.	605 Archibald Lane	Locate curb stop and cleanout and raise to grade.
63.	606 Archibald Lane	Locate curb stop and raise to grade.
64.	603 Archibald Lane	Locate curb stop and cleanout and raise to grade.
65.	602 Archibald Lane	Locate cleanout and raise to grade.
66.	601 Archibald Lane	Locate curb stop and cleanout and raise to grade.
67.	Valves at the Intersection of Potts Mill Road and Lucas Court	Located one of three valves shown on the plan. Possibly paved over or not installed.

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