

**RESOLUTION NO. 2018-90  
APPROVE REQUEST FOR PERFORMANCE BOND RELEASE  
FIRST INDUSTRIAL – 400 CEDAR LANE**

**WHEREAS**, First Industrial has requested an inspection of the property known as 400 Cedar Lane for release of Performance Bond No. CMS0290801 for site and water and sanitary sewer; and

**WHEREAS**, Township Engineer, James F. Biegen, P.E, C.M.E., issued a report dated March 15, 2018 recommending that the request to release be approved (See Schedule A attached); and

**WHEREAS**, the Township Water & Sewer Engineer, L. Russell Trice, P.E., of Richard A. Alaimo Association of Engineers, issued a report dated April 4, 2018 recommending the request to release be approved, (See Schedule B attached); and

**WHEREAS**, the Mayor and Members of Township Council accept the recommendations of the Township Engineer and Township Water and Sewer Engineer.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the Township of Florence, County of Burlington, State of New Jersey that the request to release Performance Bond No. CMS0290801 is hereby approved.

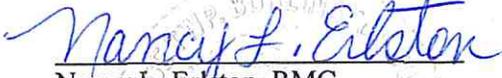
**BE IT FURTHER RESOLVED** that the release is conditioned upon the posting of two-year maintenance guarantee in the amount of \$21,781.00 and payment of any and all escrow funds due.

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**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 April 4, 2018 meeting.

  
Nancy L. Erlston, RMC  
Township Clerk

*Note: This Resolution approves the conditional release a performance bond.*

RESOLUTION 2018-90  
" SCHEDULE A "

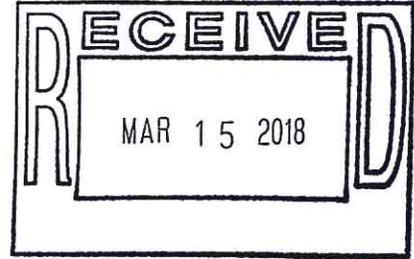


Engineers  
Planners  
Surveyors  
Landscape Architects  
Environmental Scientists

2000 MIDLANTIC DRIVE, SUITE 100,  
MT. LAUREL, NJ 08054  
PHONE: 856-797-0412  
FAX: 856-722-1120  
www.maserconsulting.com

March 15, 2018  
VIA EMAIL

Ms. Karen Federico, Land Use Clerk  
Florence Township  
711 Broad Street  
Florence, NJ 08518



Re: 400 Cedar Lane  
Performance Bond Release Request  
MC Project No. FLT-070

Dear Ms. Federico:

As requested, our office has inspected the construction associated with the referenced Bond. We recommend the following release based on the completion of all bonded items.

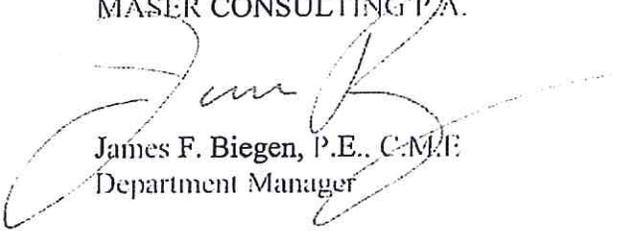
<u>Bond#</u>	<u>Original Amount</u>	<u>Reduced Amount</u>
Site Work	\$5,059,580.00	Release

A two-year maintenance guarantee of \$21,781.00 should be posted. This accounts for the perimeter landscape buffer as well as the stormwater management basin. A bond estimate is attached.

Should you have any questions regarding the above, or require additional information, please do not hesitate to contact our office.

Very truly yours,

MASER CONSULTING P.A.

  
James F. Biegen, P.E., C.M.E.  
Department Manager

JFB/tjc

Enclosures

cc: Nancy Erlston, Township Clerk  
James Knopka

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**MAINTENANCE BOND ESTIMATE**  
**FIRST INDUSTRIAL REALTY TRUST**  
**MC PROJECT NO. FLT-070**  
**BLOCK 148.06, LOT 2**  
**FLORENCE TOWNSHIP, BURLINGTON COUNTY**  
**March 16, 2018**

ITEM	QUANTITY	UNITS	UNIT PRICE	TOTAL	QUANTITY COMPLETE	PERCENT COMPLETE	AMOUNT REDUCED	AMOUNT REMAINING
<b>SITE CLEARING</b>								
CLEARING & GRUBBING (GREATER THAN 1/2 AN ACRE)		A C	\$7,900.00	\$0.00		100%	\$0.00	\$0.00
<b>SITE DEMOLITION</b>								
MANHOLE REMOVAL		EA	\$380.00	\$0.00		100%	\$0.00	\$0.00
HYDRANT REMOVAL		EA	\$500.00	\$0.00		100%	\$0.00	\$0.00
MISC. UTILITIES REMOVAL		L.F.	\$6.00	\$0.00		100%	\$0.00	\$0.00
<b>FINAL GRADING</b>								
GRADING @ BUILDING & SIDEWALKS		S.F.	\$0.12	\$0.00		100%	\$0.00	\$0.00
GRADING @ PAVEMENT		S.F.	\$0.10	\$0.00		100%	\$0.00	\$0.00
GRADING @ LANDSCAPE AREAS		S.F.	\$0.05	\$0.00		100%	\$0.00	\$0.00
<b>EARTHWORK</b>								
CLT TO FILL, (NO ROCK) (GREATER THAN 50,000CY)		C.Y.	\$16.00	\$0.00		100%	\$0.00	\$0.00
IMPORT DETENTION BASIN SAND		C.Y.	\$40.00	\$0.00		100%	\$0.00	\$0.00
<b>SITE WORK</b>								
CONCRETE CURB (6" REVEAL)		L.F.	\$13.45	\$0.00		100%	\$0.00	\$0.00
BITUMINOUS HEAVY PAVEMENT (BASE AND TOP)		S.Y.	\$12.00	\$0.00		100%	\$0.00	\$0.00
DGA SUBBASE		IN						
		S.Y.	\$5.00	\$0.00		100%	\$0.00	\$0.00
BITUMINOUS HEAVY DUTY PAVEMENT (BASE AND TOP)		IN						
		S.Y.	\$15.00	\$0.00		100%	\$0.00	\$0.00
DGA SUBBASE		IN						
		S.Y.	\$6.75	\$0.00		100%	\$0.00	\$0.00
BITUMINOUS CONCRETE		IN						
		S.Y.	\$32.50	\$0.00		100%	\$0.00	\$0.00
INFILTRATION BASIN BOTTOM K-5 SAND	5,500	S.Y.	\$4.00	\$22,000.00		100%	\$22,000.00	\$0.00
CONCRETE BOLLARDS		EA	\$450.00	\$0.00		100%	\$0.00	\$0.00
MODULAR BLOCK WALL (EXPOSED) FACE		S.F.	\$55.00	\$0.00		100%	\$0.00	\$0.00
6" CONCRETE SIDEWALK		S.F.	\$6.00	\$0.00		100%	\$0.00	\$0.00
4' HIGH GALVANIZED CHAIN LINK FENCE	900	L.F.	\$12.00	\$10,800.00		100%	\$10,800.00	\$0.00
GATE	1	EA	\$1,000.00	\$1,000.00		100%	\$1,000.00	\$0.00
<b>STRIPING &amp; SIGNAGE</b>								
4" WIDE EPOXY PAINT		L.F.	\$0.40	\$0.00		100%	\$0.00	\$0.00
PAINTED STOP BARS		EA	\$100.00	\$0.00		100%	\$0.00	\$0.00
PAINTED HANDICAP SYMBOLS		EA	\$50.00	\$0.00		100%	\$0.00	\$0.00
HANDICAP PARKING SIGNS		EA	\$150.00	\$0.00		100%	\$0.00	\$0.00
TRAFFIC CONTROL SIGNS		EA	\$150.00	\$0.00		100%	\$0.00	\$0.00
<b>STORM DRAINAGE</b>								
18" HDPE (0-8' DEEP)		L.F.	\$35.00	\$0.00		100%	\$0.00	\$0.00
24" HDPE (0-8' DEEP)		L.F.	\$35.00	\$0.00		100%	\$0.00	\$0.00
30" HDPE (0-8' DEEP)		L.F.	\$40.00	\$0.00		100%	\$0.00	\$0.00
36" HDPE (0-8' DEEP)		L.F.	\$55.00	\$0.00		100%	\$0.00	\$0.00
48" HDPE (0-8' DEEP)		L.F.	\$85.00	\$0.00		100%	\$0.00	\$0.00
<b>CLASS III</b>								
18" RCP (0-8' DEEP)		L.F.	\$27.00	\$0.00		100%	\$0.00	\$0.00
24" RCP (0-8' DEEP)		L.F.	\$32.00	\$0.00		100%	\$0.00	\$0.00
30" RCP (0-8' DEEP)		L.F.	\$70.00	\$0.00		100%	\$0.00	\$0.00
<b>CLASS III</b>								
15" RCP (0-8' DEEP)	78	L.F.	\$35.00	\$2,730.00		100%	\$2,730.00	\$0.00
18" RCP (0-8' DEEP)		L.F.	\$39.00	\$0.00		100%	\$0.00	\$0.00
24" RCP (0-8' DEEP)		L.F.	\$45.00	\$0.00		100%	\$0.00	\$0.00
30" RCP (0-8' DEEP)		L.F.	\$65.00	\$0.00		100%	\$0.00	\$0.00
36" RCP (0-8' DEEP)		L.F.	\$70.00	\$0.00		100%	\$0.00	\$0.00
MANHOLES (0-8' DEEP)		EA	\$1,800.00	\$0.00		100%	\$0.00	\$0.00
MANHOLES (8-12' DEEP)		EA	\$2,400.00	\$0.00		100%	\$0.00	\$0.00
B INLETS (0-8' DEEP)		EA	\$1,700.00	\$0.00		100%	\$0.00	\$0.00
B INLETS (8-12' DEEP)		EA	\$2,400.00	\$0.00		100%	\$0.00	\$0.00
E INLETS		EA	\$1,750.00	\$0.00		100%	\$0.00	\$0.00
E INLETS		EA	\$1,500.00	\$0.00		100%	\$0.00	\$0.00
CONVERT INLETS TO MANHOLES		EA	\$1,500.00	\$0.00		100%	\$0.00	\$0.00
OUTLET STRUCTURE	1	EA	\$2,000.00	\$2,000.00		100%	\$2,000.00	\$0.00
12" CONCRETE HEADWALL (INCLUDES WALLS & 1 D50-9" RIP RAP WITH FILTER FABRIC	1	EA	\$1,800.00	\$1,800.00		100%	\$1,800.00	\$0.00
	112	C.Y.	\$65.00	\$7,280.00		100%	\$7,280.00	\$0.00
<b>WATER ON SITE</b>								
3" COPPER WATER SERVICE LINE		L.F.	\$21.00	\$0.00		100%	\$0.00	\$0.00
6" DIP		L.F.	\$29.00	\$0.00		100%	\$0.00	\$0.00
8" DIP		L.F.	\$35.00	\$0.00		100%	\$0.00	\$0.00
10" DIP		L.F.	\$43.00	\$0.00		100%	\$0.00	\$0.00
12" DIP		L.F.	\$50.00	\$0.00		100%	\$0.00	\$0.00
HYDRANT, VALVE & STEM		EA	\$1,262.00	\$0.00		100%	\$0.00	\$0.00
CURB VALVE 1 1/2"		EA	\$400.00	\$0.00		100%	\$0.00	\$0.00
6" VALVE		EA	\$1,100.00	\$0.00		100%	\$0.00	\$0.00
8" VALVE		EA	\$1,400.00	\$0.00		100%	\$0.00	\$0.00
10" VALVE		EA	\$1,900.00	\$0.00		100%	\$0.00	\$0.00
12" VALVE		EA	\$2,500.00	\$0.00		100%	\$0.00	\$0.00
<b>SANITARY</b>								
6" PVC (SDR 35) (0-8' DEEP)		L.F.	\$32.50	\$0.00		100%	\$0.00	\$0.00
CONNECTION TO EXISTING MANHOLE/STAIN		EA	\$1,000.00	\$0.00		100%	\$0.00	\$0.00

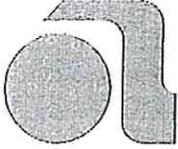
**MAINTENANCE BOND ESTIMATE**  
**FIRST INDUSTRIAL REALTY TRUST**  
**MC PROJECT NO. FLT-070**  
**BLOCK 148.06, LOT 2**  
**FLORENCE TOWNSHIP, BURLINGTON COUNTY**  
**March 15, 2018**

<b>LANDSCAPING</b>								
SEED	43,560	SF	\$0.08	\$3,484.80	100.0%	\$3,484.80	\$0.00	
MULCH	0	CY	\$45.00	\$0.00	100.0%	\$0.00	\$0.00	
SHADE TREE (2 1/2"-3" CALIBER)	17	EA	\$740.00	\$12,580.00	100.0%	\$12,580.00	\$0.00	
EVERGREEN TREE (6"-7")	209	EA	\$150.00	\$31,350.00	100.0%	\$31,350.00	\$0.00	
EVERGREEN SHRUBS (24"-30")	207	EA	\$60.00	\$12,420.00	100.0%	\$12,420.00	\$0.00	
DECIDUOUS SHRUBS (18"-24")	375	EA	\$45.00	\$16,875.00	100.0%	\$16,875.00	\$0.00	
GROUND COVER SHRUBS (15"-18" SPREAD)	51	EA	\$35.00	\$1,785.00	100.0%	\$1,785.00	\$0.00	
ORNAMENTAL TREES	22	EA	\$150.00	\$3,300.00	100.0%	\$3,300.00	\$0.00	
ORNAMENTAL GRASSES	272	GAL.	\$12.50	\$3,400.00	100.0%	\$3,400.00	\$0.00	
<b>GAS</b>								
3" GAS LINE	0	EA	\$50.00	\$0.00	100.0%	\$0.00	\$0.00	
<b>LIGHTING</b>								
SINGLE POLE MOUNTED LIGHT	0	EA	\$3,425.00	\$0.00	100.0%	\$0.00	\$0.00	
DOUBLE POLE MOUNTED LIGHT	0	EA	\$1,825.00	\$0.00	100.0%	\$0.00	\$0.00	
TRIPLE POLE MOUNTED LIGHT	0	EA	\$1,675.00	\$0.00	100.0%	\$0.00	\$0.00	
WALL MOUNTED LIGHT	0	EA	\$700.00	\$0.00	100.0%	\$0.00	\$0.00	
<b>SOIL EROSION &amp; SEDIMENT CONTROL</b>								
SILT FENS:	0	L.F.	\$3.50	\$0.00	100.0%	\$0.00	\$0.00	
INLET PROTECTION	0	EA	\$150.00	\$0.00	100.0%	\$0.00	\$0.00	
TRACKING PAD	0	EA	\$2,000.00	\$0.00	100.0%	\$0.00	\$0.00	
				<b>SUBTOTAL</b>				
				<b>15%</b>				
				<b>\$145,204.80</b>				
				<b>\$21,781</b>				

Based on site Plan prepared by Bohler Engineering, last revised 7/27/17

James F. Biegen, P.E.  
 New Jersey Professional Engineer Lic. #34322

RESOLUTION 2018-90  
"SCHEDULE B"

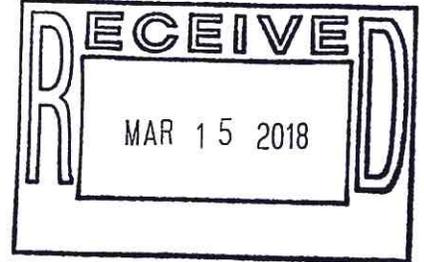


*Richard A. Alaimo Association of Engineers*

200 High Street, Mt. Holly, New Jersey 08060 Tel: 609-267-8310 Fax: 609-267-7452  
2 Market Street, Paterson, New Jersey 07501 Tel: 973-523-6200 Fax: 973-523-1765

March 13, 2018

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



Re: Township of Florence  
400 Cedar Lane  
(Block 148.06, Lot 2)  
Our File No. C-371-199-003

Dear Karen:

As requested, we have reviewed the captioned project to determine if the Township can release the water and sanitary sewer performance bonds at this time.

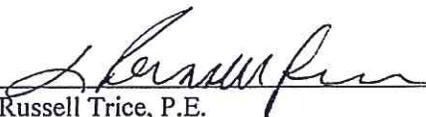
The contractor has completed the field items and the applicant submitted revised as-built plans, which have been found acceptable. Therefore, we recommend performance bond release at this time.

Since the water and sanitary sewer lines associated with this project will remain privately owned and maintained, no maintenance bonds will be required.

Please contact Craig Connolly from our office if you have any questions.

Very truly yours,

RICHARD A. ALAIMO ASSOCIATION  
OF ENGINEERS

  
L. Russell Trice, P.E.  
Senior Associate

LRT/CFC/das

cc: Richard A. Brook, Administrator, Township of Florence  
David A. Lebak, Director, Florence Township Water & Sewer Department  
James Knopka, Sr. Director of Construction, First Industrial Realty Trust  
Grayson Murray, P.E., Professional Engineer, Bohler  
Craig F. Connolly, Senior Project Manager, RAAAE  
R. A. Alaimo Associates Field Services Department

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- Consulting Engineers -

Civil • Structural • Mechanical • Electrical • Environmental • Planners



5455 West Waters Avenue Suite 211  
Tampa, Florida 33634

January 9, 2018

Ms. Karen Federico  
Florence Township  
711 Broad Street  
Florence, New Jersey 08518

Re: 400 Cedar Lane  
Development Financial Security Release

Dear Ms. Federico,

Florence Township Resolution 2017-105 dated May 3, 2017 granted a reduction in the financial security which posted in connection with the site improvements at 400 Cedar lane to 30% of the original amount.

Please accept this letter as our request to have the remaining funds released.

Please let me know if you require anything further to process our request.

Best Regards,  
FIRST INDUSTRIAL REALTY TRUST, INC.

A handwritten signature in black ink, appearing to read 'James Knopka', written over a large, light-colored oval scribble.

James Knopka  
Sr. Director of Construction

A COMMUNITY WITH CHARACTER AT THE BEND IN THE RIVER

# TOWNSHIP OF FLORENCE

January 9, 2018

VIA EMAIL

James F. Biegen, PE, PP, CME  
Maser Consulting P.A.  
2000 Midlantic Drive, Suite 100  
Mt. Laurel, NJ 08054

Re: 400 Cedar Lane - First Industrial  
Performance Bond Release Request

Dear Mr. Biegen:

This letter will serve as your authorization to make the required inspections for **release** on the performance bond referenced below:

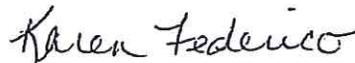
400 Cedar Lane /First Industrial – Bond #CMS0290801

Please make the required inspection and submit your written report to this office **on or before February 23, 2018.**

Please provide a copy of your report directly to James Knopka, First Industrial Realty Trust, 5455 West Waters Avenue, Suite 211, Tampa, FL.

Should you have any questions, please do not hesitate to call me.

Very truly yours,



Karen Federico  
Administrative Secretary/  
Land Use Clerk

cc: Richard A. Brook, Township Administrator  
Nancy L. Erlston, Township Clerk  
James Knopka, First Industrial Realty Trust

FLORENCE TOWNSHIP MUNICIPAL COMPLEX  
711 BROAD STREET  
FLORENCE, NEW JERSEY 08518-2323  
WWW.FLORENCE-NJ.GOV



(609) 499-2525 ADMINISTRATIVE OFFICES  
(609) 499-2222 MUNICIPAL COURT  
(609) 499-3131 POLICE DEPARTMENT  
(609) 499-2130 CONSTRUCTION CODE OFFICIAL

A COMMUNITY WITH CHARACTER AT THE BEND IN THE RIVER

# TOWNSHIP OF FLORENCE

January 9, 2018

VIA EMAIL

L. Russell Trice, P.E.  
Richard A. Alaimo Association of Engineers  
200 High Street  
Mount Holly, NJ 08060

Re: 400 Cedar Lane - First Industrial  
Performance Bond Release Request

Dear Mr. Trice:

This letter will serve as your authorization to make the required inspections for **release** on the performance bond referenced below:

400 Cedar Lane /First Industrial – Bond #CMS0290801

Please make the required inspection and submit your written report to this office **on or before February 23, 2018.**

Please provide a copy of your report directly to James Knopka, First Industrial Realty Trust, 5455 West Waters Avenue, Suite 211, Tampa, FL.

Should you have any questions, please do not hesitate to call me.

Very truly yours,



Karen Federico  
Administrative Secretary/  
Land Use Clerk

cc: Richard A. Brook, Township Administrator  
Nancy L. Erlston, Township Clerk  
James Knopka, First Industrial Realty Trust

FLORENCE TOWNSHIP MUNICIPAL COMPLEX  
711 BROAD STREET  
FLORENCE, NEW JERSEY 08518-2323  
WWW.FLORENCE-NJ.GOV



(609) 499-2525 ADMINISTRATIVE OFFICES  
(609) 499-2222 MUNICIPAL COURT  
(609) 499-3131 POLICE DEPARTMENT  
(609) 499-2130 CONSTRUCTION CODE OFFICIAL