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December 9, 2022

Mr. Michael Hritz
Director of Community Development
Township of North Brunswick
710 Hermann Road
North Brunswick, NJ 08902

**Re: 1600 Route 1 Holdings, LLC (Warehouse)
1600 Livingston Avenue Extension
Request for Performance Bond Reduction
Block 143, Lot 18.13
Township of North Brunswick
Application No. 2550
Our File No.: PNOP0143.23**

Dear Mr. Hritz:

Pursuant to a request from 1600 Route 1 Holdings LLC for a release of the performance guarantees posted for the work associated with the above referenced site, please be advised that we have made the necessary site evaluation and we are reporting herein.

The original performance guarantees recommended by our office and posted by the developer for the **private** improvements were calculated as follows:

Total Cost of Private Improvements \$ 3,199,485.00

Performance Guarantee calculated previously at 30% of the private improvements

30% X \$ 3,199,485.00 = \$ 959,845.50

10% Cash Portion \$ 95,984.55

90% Bond Portion \$ 863,860.95

Total Performance Guarantee \$ 959,845.50

Accordingly, the total performance guarantee which should have been posted for the **private** improvements is \$959,845.50 of which ten percent (\$95,984.55) should have been submitted as a cash guarantee with the remainder (\$863,845.50) submitted as a performance bond.

Based upon a recent discussion with the Township Community Development Director, the performance guarantees posted for this site have not been previously reduced and remain at 100% of the originally posted performance guarantee.



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Relative to our recent observation of the site and review of our files, these are items that are outstanding as indicated below.

Site Preparation (Private)

The site preparation work has been completed.

Soil Erosion and Sediment Control (Private)

The soil erosion and sediment control improvements have been completed.

Site Improvements (Private)

The bulk of the site work has been installed; however, there remains a punchlist of items that have to be addressed before full release of the performance bond. Accordingly, we recommend that the performance guarantee for this work be reduced to 30% of the original amount to ensure completion.

Stormwater Management Improvements (Private)

The stormwater management improvements have been completed.

Sanitary Sewer Improvements (Private)

The sanitary sewer improvements have been completed.

Water System Improvements (Private)

The water main improvements have been completed.

Landscaping Improvements (Private)

The bulk of the site work has been installed; however, there remains a punchlist of items that have to be addressed before full release of the performance bond. Accordingly, we recommend that the performance guarantee for this work be reduced to 30% of the original amount to ensure completion.

Outstanding Items

This is the list of outstanding items that should be completed prior to the full release of the performance bonds:

1. A landscaping evaluation was performed on-site on November 23, 2022. Based on our review of the on-site landscape conditions, compared to the landscape plans dated August 1, 2019, the following items were found to be deficient and need corrective work:



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A. Landscape Plan Sheet 1

1. Provide nine (9) missing TT (Silver Linden) and two (2) missing QP (Willow Oak) located in the parking lot islands and peninsulas on the west side of the property.
2. Remove grasses located in the western parking lot and replace with the shade trees as specified on the approved plans.
3. Provide eight (8) missing PD (Douglas Fir), sixteen (16) missing PLS (Skip Laurel), three (3) missing CK (Kousa Dogwood), and three (3) missing QP (Willow Oak) located in the peninsula at the southeast side of the building.
4. Provide six (6) missing LSD (Skip Laurel) located on the west side of the building. Across from the handicap parking spaces. Currently the bed is missing.

B. Landscape Plan Sheet 2

1. Provide thirty-five (35) missing PLS (Skip Laurel), ten (10) missing PD (Douglas Fir), six (6) missing ZS (Village Green Zelkova), three (3) missing AC (Downy Shadblow), six (6) missing AR (Red Maple), fifty (50) missing PLS (Skip Laurel), ten (10) missing PO (Serbian Spruce), three (3) missing AS (Sugar Maple), six (6) missing CC (Eastern Redbud), twelve (12) missing QP (Willow Oak), and three (3) missing TT (Silver Linden) to be located within the missing planting bed on the east and southeast side of the property across from the handicap parking stalls.
2. Provide one (1) missing LSD (Dwarf Strawberry Crape Myrtle) within a grouping of 6 LSD the third bed from the east corner of the building on the north side of the building. Provide two (2) missing LSD in grouping of 6 LSD the fourth bed from the east corner of the building on the north side of the building. Provide four (4) missing LSD in grouping of 6 LSD the fifth bed from the east corner of the building on the north side of the building. Provide three (3) missing LSD in grouping of 6 LSD the sixth bed from the east corner of the building on the north side of the building. Provide two (2) missing LSD in grouping of 6 LSD the seventh bed from the east corner of the building on the north side of the building. Provide six (6) missing LSD in grouping of 6 LSD the eighth bed from the east corner of the building on the north side of the building.
3. Remove and replace two (2) dead JS (Sargent Juniper) in a grouping of 25 JS on the northeast corner of warehouse building two.
4. Remove and replace one (1) dead gro-low sumac on the northwest corner of warehouse building one.
5. Provide one (1) missing LSD (Dwarf Strawberry Crape Myrtle) within a grouping of 6 LSD located on the southeast side of warehouse building 2 in between the warehouses.



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6. Provide one (1) missing LSD (Dwarf Strawberry Crape Myrtle) within a grouping of 6 LSD located on the southwest side of warehouse building 1 in between the warehouses.
7. Remove and replace one (1) dead VT (Doublefile Viburnum) within a grouping of 25 VT located along Livingston Avenue north of warehouse building one.
8. Provide seventy (70) missing PAH (Dwarf Fountain Grass) and fifty-five (55) missing SW (Pink Spirea) for the entrance planting located at the north end of the site along Livingston Avenue.

C. Buffer Landscape Plan

1. Provide nineteen (19) missing PD (Douglas Fir), six (6) missing CC (Eastern Redbud), six (6) missing MS (Strawberry Parfait Crabapple), fifty (50) missing CAS (Siberian Dogwood), seventy (70) missing LM (Royal Purple Lilytuff), thirty-five (35) missing VT (Doublefile Viburnum), twenty-five (25) missing IGC (Compact Inkberry Holly), three (3) missing AC (Shadblow), fifteen (15) missing SW (Pink Spirea), twenty (20) missing HQ (Blue Hydrangea), three (3) missing CK (Kousa Dogwood), and eight (8) missing AR (Red Maple) in the basin buffer planting located on the north side of the site. Peninsula is currently not planted.
2. Remove and replace two (2) dead NS (Black Gum) located on the east side of the basin and one (1) NS located on the west side of the basin.

D. General Comments

1. All replacement trees and shrubs shall be sized and staked as per the approved plan. Any plant substitutions shall be submitted in writing to the Township Engineer for approval prior to installation.
2. All plant material should be free of burlap and roping on top of the root ball, to enhance plant survivability, vigor, and health. Also, ensure that mulch has been provided to protect the tree from lawn maintenance equipment damage. However, mulch and soil should not be piled up against the tree trunks.
3. All plant material shall be checked and pruned of all dead wood and sprouts to increase plant health, vigor and aesthetic appearance.
4. All wood stakes and plastic chains shall be removed from the installed trees one (1) year from the time of installation. It appears many trees still have stakes and straps to be removed.
5. All plant material shall be free of ribbons, tags, burlap, and roping on top of the root ball, to enhance plant survivability, vigor, and health. Also, ensure that mulch and soil is not piled up against the tree trunks and the root flare is visible.



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6. All plantings are to be sufficiently mulched but mulch should not be piled up against tree trunks, root flare should be visible.
2. Confirm grading per design plan for soils in rear of parking lot. Grades appear higher than design documents behind the depressed curb cutouts. (Bonded Item)
3. Provide a Certification from a Professional Engineer licensed in the State of New Jersey that documents that all the Stormwater Facilities were constructed in accordance with the approved Plans and will function as designed.
4. The Developer should consider providing a guiderail or similar acceptable barrier along the curblines of the drive aisle at the Southwest corner of Building #2 to address the steep drop-off presented by the latest revised driveway alignment in that area.

BOND REDUCTION RECOMMENDATION

The remaining **private** performance guarantee for 1600 Route 1 Holdings LLC (Warehouse) is calculated at \$23,909.40 based on the attached Remaining Private Improvement Cost Estimate.

Accordingly, rather than release the entire **private** performance guarantee at this time, we recommend that the **private** performance guarantee be reduced to 30% of the original amount posted, or \$287,953.65 (\$959,845.50 X 0.30), of which 10% (\$28,795.36) should be held as a cash bond with the remainder, (\$259,158.29) held as a performance bond until such time that the remaining **private** improvements at the site have been completed, subject to approval by the Township Attorney and payment of any outstanding escrow fees.

Should you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

James C. Watson, P.E., PTOE
Township Engineer's Office

PERFORMANCE GUARANTEE AND REMAINING PRIVATE IMPROVEMENT ESTIMATES 12/09/2022

PROJECT: 1600 Route 1 Holdings LLC (Warehouse)
 Block 143, Lot 18.13
 (Application No. 2550)
 1600 Livingston Avenue Extension
 Township of North Brunswick, Middlesex County, New Jersey
 CME Project No. PNOP0143.23

OWNER: 1600 Route 1 Holdings, LLC

APPLICANT: 1600 Route 1 Holdings, LLC
 58 2nd. Avenue
 Brooklyn, NY 11215

Plans used to prepare this estimate are comprised of plans entitled:
 "Preliminary and Final Major Site Plan,
 1600 Livingston Avenue Extension Warehouse, Lot 18.13, Block 143,
 Township of North Brunswick, Middlesex County, New Jersey"
 Prepared by WJH Engineering, dated August 24, 2016
 last revised August 1, 2019, consisting of twenty (20) Sheets.

1600 Route 1 Holdings, LLC					
BOND ESTIMATE (PRIVATE)					
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
SOIL EROSION AND SEDIMENT CONTROL					
1	Silt Fence	0	LF	\$2.25	\$0.00
2	Inlet Protection	0	EA	\$150.00	\$0.00
3	Stabilized Construction Entrance	0	SY	\$30.00	\$0.00
SITE IMPROVEMENTS					
4	Site Grading - Berms & Basin	0.10	LS	\$10,000.00	\$1,000.00
5	D.G.A Base Course, 6" Thick	0	SY	\$6.00	\$0.00
6	Bit Stabilized Base Course, Mix 1-2 (6"tk)	0	TN	\$75.00	\$0.00
7	Surface Course (FA-BC), Mix 1-5 (2"Tk)	0	TN	\$75.00	\$0.00
8	Concrete Sidewalk 4" thick	0	SF	\$7.00	\$0.00
9	Concrete Curb, 9" x 20"	0	LF	\$20.00	\$0.00
10	Reinforced Concrete Pad	0	SF	\$12.00	\$0.00
11	Reinforced Retaining Walls for Ramps	0	SF	\$35.00	\$0.00
12	10' x 12' Masonry Refuse Enclosure	0	UN	\$5,000.00	\$0.00
13	Grass Pavers	0	SF	\$7.50	\$0.00
14	Chain Link Fence, 5' high	0	LF	\$10.00	\$0.00
15	Sound Abatement Wall	0	LF	\$400.00	\$0.00
16	Striping, 24" wide	0	LF	\$4.00	\$0.00
17	Striping, 4" wide	0	LF	\$1.00	\$0.00
18	Traffic Markings, Arrow	0	EA	\$120.00	\$0.00
19	Traffic Markings, Handicap	0	EA	\$65.00	\$0.00
20	Traffic Markings, Stop	0	EA	\$35.00	\$0.00
21	Stop Signs	0	EA	\$250.00	\$0.00
22	Handicap Signs	0	EA	\$250.00	\$0.00
23	Topsoil Spread From Pile, 6" thick	100	SY	\$5.50	\$550.00
24	Seed, Fertilizer, Lime	100	SY	\$0.50	\$50.00
25	Straw Mulch	100	SY	\$0.50	\$50.00
STORMWATER MANAGEMENT IMPROVEMENTS					
26	Inlet, Type B	0	UN	\$3,000.00	\$0.00
27	Double Inlet, Type B	0	UN	\$4,500.00	\$0.00
28	Double Inlet, Type E	0	UN	\$4,500.00	\$0.00
29	Storm Manhole	0	UN	\$3,500.00	\$0.00
30	Flared End Section, 18"	0	UN	\$1,000.00	\$0.00
31	Flared End Section, 24"	0	UN	\$1,500.00	\$0.00

**1600 Route 1 Holdings, LLC
BOND ESTIMATE (PRIVATE)**

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
32	Flared End Section, 36"	0	UN	\$2,500.00	\$0.00
33	Outlet Control Structure	0	UN	\$7,500.00	\$0.00
34	Low-flow Channel	0	SF	\$8.00	\$0.00
35	Rip Rap	0	CY	\$25.00	\$0.00
36	PVC Roof Leader, 12" dia.	0	LF	\$28.00	\$0.00
37	PVC Roof Leader, 15" dia.	0	LF	\$30.00	\$0.00
38	PVC Roof Leader, 18" dia.	0	LF	\$36.00	\$0.00
39	PVC Roof Leader, 24" dia.	0	LF	\$48.00	\$0.00
40	Roof Leader Cleanout	0	UN	\$50.00	\$0.00
41	RCP, 15" dia.	0	LF	\$45.00	\$0.00
42	RCP, 24" dia.	0	LF	\$55.00	\$0.00
43	RCP, 30" dia.	0	LF	\$60.00	\$0.00
44	RCP, 36" dia.	0	LF	\$75.00	\$0.00
45	HERCP, 19" x 30"	0	LF	\$55.00	\$0.00
46	Connect to Existing Inlet	0	UN	\$500.00	\$0.00
SANITARY SEWER IMPROVEMENTS					
47	PVC Pipe, 8" dia. Sanitary Sewer Main	0	LF	\$65.00	\$0.00
48	PVC Pipe, 6" dia. Lateral	0	LF	\$40.00	\$0.00
49	Sanitary Cleanout	0	UN	\$500.00	\$0.00
50	Sanitary Manhole	0	UN	\$3,500.00	\$0.00
WATER SYSTEM IMPROVEMENTS					
51	DIP, Water Main, 8" dia.	0	LF	\$60.00	\$0.00
52	DIP, Water Main, 12" dia.	0	LF	\$80.00	\$0.00
53	Water Service, 2" dia.	0	LF	\$20.00	\$0.00
54	Fire Service, 8" dia.	0	LF	\$64.00	\$0.00
55	Hydrant Assembly w/ 6" DIP & Valve	0	UN	\$3,500.00	\$0.00
56	Wet Taps, 12"	0	UN	\$5,000.00	\$0.00
57	Fire Department Connections	0	UN	\$1,000.00	\$0.00
58	Gate Valve, 8"	0	UN	\$1,500.00	\$0.00
59	Gate Valve, 12"	0	UN	\$3,000.00	\$0.00
60	Connect to Existing Water Main	0	UN	\$1,000.00	\$0.00
LIGHTING IMPROVEMENTS					
61	SA1 - Single Pole Mounted Forward Throw Medium LED Area Luminaire with House Shield	0	UN	\$12,000.00	\$0.00
62	SA12 w/ motion sensor - Single Pole Mounted Forward Throw Medium LED Area Luminaire with Flood Light and House Shield	0	UN	\$15,000.00	\$0.00
63	SB - Single Pole Mounted Type 3 Medium LED Luminaire	0	UN	\$10,000.00	\$0.00
64	SB1 - Single Pole Mounted Type 3 Medium LED Area Luminaire with House Shield	0	UN	\$12,000.00	\$0.00
65	SC - Single Pole Mounted Type 5 Medium LED Area Luminaire	0	UN	\$10,000.00	\$0.00
66	SC3 - Single Pole Mounted Type 5 Medium LED Area Luminaire	0	UN	\$7,500.00	\$0.00
67	SD - Single Wall Mounted Type 3 Medium LED Luminaire	0	UN	\$3,000.00	\$0.00
68	SE - Single Wall Mounted Forward Throw Medium LED Luminaire	0	UN	\$3,000.00	\$0.00
69	SE w/ motion sensor - Single Wall Mounted Forward Throw Medium LED Luminaire	0	UN	\$4,000.00	\$0.00
70	SF - Single Wall Mounted LED Luminaire	0	UN	\$3,000.00	\$0.00
71	SF w/ motion sensor - Single Wall Mounted LED Luminaire	0	UN	\$4,000.00	\$0.00
72	SG - Single Recessed LED Wall Luminaire	0	UN	\$3,000.00	\$0.00

1600 Route 1 Holdings, LLC					
BOND ESTIMATE (PRIVATE)					
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
LANDSCAPING IMPROVEMENTS					
SHADE TREES					
73	Red Sunset Maple, 2-2 1/2" cal., B&B	11	UN	\$500.00	\$5,500.00
74	Niobe Weeping Willow, 2-2 1/2" cal., B&B	0	UN	\$400.00	\$0.00
75	Black Gum, 2-2 1/2" cal., B&B	3	UN	\$525.00	\$1,575.00
76	Silver Linden, 2-2 1/2" cal., B&B	12	UN	\$500.00	\$6,000.00
77	Willow Oak, 2-2 1/2" cal., B&B	17	UN	\$500.00	\$8,500.00
78	Village Green Zelkova, 2-2 1/2" cal., B&B	6	UN	\$500.00	\$3,000.00
FLOWERING TREES					
79	Downy Shadblow (pink), 6-8' ft., B&B	3	UN	\$350.00	\$1,050.00
80	Strawberry Parfait Crabapple, 6-8' ft., B&B	6	UN	\$400.00	\$2,400.00
81	Eastern Redbud, 6-8' ft., B&B	12	UN	\$350.00	\$4,200.00
82	Kousa Dogwood, 6-8' ft., B&B	6	UN	\$400.00	\$2,400.00
83	River Birch, 6-8' ht., B&B	0	UN	\$350.00	\$0.00
84	Magyar Upright Gingko, 2-2 1/2" cal., B&B	0	UN	\$500.00	\$0.00
EVERGREENS					
85	Norway Spruce, 5-6' ht., B&B	0	UN	\$175.00	\$0.00
86	Serbian Spruce, 5-6' ht., B&B	10	UN	\$200.00	\$2,000.00
87	Douglas Spruce, 5-6' ht., B&B	37	UN	\$175.00	\$6,475.00
88	Colorado Fir, 5-6' ht., B&B	0	UN	\$200.00	\$0.00
89	American Holly Berried, 5-6' ht., B&B	0	UN	\$375.00	\$0.00
SHRUBS					
90	Glassy Abelia, 18-24" ht., Pots	0	UN	\$40.00	\$0.00
91	Sargent Juniper, 18-24" ht., Pots	2	UN	\$40.00	\$80.00
92	Pink Spirea, 18-24" ht., Pots	70	UN	\$35.00	\$2,450.00
93	Doublefile Viburnum, 18-24" ht., Pots	36	UN	\$50.00	\$1,800.00
94	Royal Purple Lilytuff, 12-14" ht., B&B	70	UN	\$12.00	\$840.00
95	Japanese Yew, 18-24" ht., B&B	0	UN	\$75.00	\$0.00
96	Compact Inkberry Holly, 1 gal., Pots	25	UN	\$50.00	\$1,250.00
97	Blue Hydrangea, 18-24" ht., B&B	20	UN	\$25.00	\$500.00
98	Skip Laurel, 18-24" ht., Pots	107	UN	\$85.00	\$9,095.00
99	Beautybush, 18-24" ht., Pots	0	UN	\$50.00	\$0.00
100	Dwarf Strawberry Crape Myrtle, 18-24" ht., Pots	20	UN	\$70.00	\$1,400.00
101	Dwarf Fountain Grass, 18-24" ht., Pots	70	UN	\$25.00	\$1,750.00
102	Siberian Dogwood, 24-30" ht., Pots	50	UN	\$50.00	\$2,500.00

Subtotal Estimated Remaining Improvement Cost:	\$66,415.00
Total Estimated Remaining Improvement Cost (120%)	\$79,698.00
Total Performance Guarantee (30% Private Improvements):	\$23,909.40