

JOHN H. ALLGAIR, PE, PP, LS (1983-2001)  
DAVID J. SAMUEL, PE, PP, CME  
JOHN J. STEFANI, PE, LS, PP, CME  
JAY B. CORNELL, PE, PP, CME  
MICHAEL J. McCLELLAND, PE, PP, CME  
GREGORY R. VALES, PE, PP, CME



BRUCE M. KOCH, PE, PP, CME  
LOUIS J. PLOSKONKA, PE, CME  
TREVOR J. TAYLOR, PE, PP, CME  
BEHRAM TURAN, PE, LSRP  
LAURA J. NEUMANN, PE, PP  
DOUGLAS ROHMEYER, PE, CFM, CME  
ROBERT J. RUSSO, PE, PP, CME  
JOHN J. HESS, PE, PP, CME  
KEITH CHIARAVALLA, PE, CME

November 30, 2023

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

**RE: Bond Release Recommendation Report  
Pulte Group / Main StreetNB Construction  
"Heights at MainStreetNB"  
Block 141, Lots 104-119, 482-639 & 141.03  
North Brunswick, New Jersey  
(Application No. 2398)  
Our File No. PNOP0148.21**

Dear Mr. Hritz:

Pursuant to a request from Pulte Group for a release of the performance guarantees posted for the work associated with the above referenced site, we have made the necessary site evaluation, and we are reporting herein.

The original total performance guarantees for the **Private** improvements which were required to be posted by the developer were calculated as follows:

10% Cash Portion:	\$51,550.14
90% Bond Portion:	<u>\$463,951.23</u>
Total Original Performance Guarantee:	\$515,501.37

In accordance with previous two (2) separate requests from Pulte Group for reductions of performance guarantees, our office recommended reductions of performance guarantees on both September 9, 2016, and on May 9, 2018.

Accordingly, based on the total remaining private improvements (estimated at \$1,415,033.06), the total performance guarantees were reduced to 30% on September 9, 2016, as follows:

10% Cash Portion:	\$42,450.99
90% Bond Portion:	<u>\$382,058.92</u>
Total Remaining Performance Guarantee:	\$424,509.92



Mr. Michael Hritz – Director of Community Development  
Township of North Brunswick  
Re: Heights at MainStreetNB Bond Release Recommendation

November 30, 2023  
Our File No. PNOP0148.21  
Page 2

Similarly, based on the total remaining private improvements (estimated at \$657,832.50), the total performance guarantees were reduced to 30% on May 9, 2018, as follows:

10% Cash Portion:	\$19,734.98
90% Bond Portion:	<u>\$177,614.77</u>
Total Remaining Performance Guarantee:	\$197,349.75

Relative to our recent observation of the site and review of our files, it should be noted that the improvements including the remaining outstanding items have been completed. However, we have identified several areas of spalling and cracks on concrete sidewalks and driveway aprons. We have estimated that these concrete repairs amount to approximately \$25,000.00 and the current conditions may continue to deteriorate over the winter which will need to be reevaluated in the early Spring of 2024.

Considering the challenging cold weather conditions hindering the necessary repairs of concrete sidewalks and aprons at this time, we recommend that the Developer provide a separate cash performance guarantee in the amount of \$25,000.00 to the Township Clerk to ensure that this work is completed when weather conditions permit during the Spring of 2024. It should be noted that this has been discussed with Developer and they have indicated that this recommendation is acceptable.

Therefore, we recommend a release of the remaining performance guarantees currently being held for Pulte Group site improvements subject to the Developer providing a separate cash performance guarantee in the amount of \$25,000.00 to cover the remaining concrete repairs and payment of all outstanding escrow fees, if any.

Further, the Township ordinance indicates that a maintenance guarantee is required for a period not to exceed two (2) years after final acceptance of the improvements in an amount not to exceed fifteen percent (15%) of the cost of the improvements covered under the performance guarantee.

The maintenance guarantee amount for the Pulte Group improvements is calculated as follows:

$$\mathbf{\$515,501.37 \times 0.15 = \$77,325.21}$$

$$\mathbf{\text{Total Maintenance Guarantee} = \$77,325.21}$$



Mr. Michael Hritz – Director of Community Development  
Township of North Brunswick  
Re: Heights at MainStreetNB Bond Release Recommendation

November 30, 2023  
Our File No. PNOP0148.21  
Page 3

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

cc: Ann Marie Maharg, Pulte Group,  
Robert Hermley, Pulte Group  
Matt Gilrain, Pulte Group