



***Consulting & Municipal  
ENGINEERS***

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May 23, 2025

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

**Re: 643 Georges Road  
Bond Release Recommendation  
Block 204, Lot 9  
North Brunswick, New Jersey  
Our File No. 115.NOZ0204.P01**

Dear Mr. Hritz:

Pursuant to a request received from the 643 Georges Road owner for the 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 **Public Improvement** which were required to be posted by the developer were calculated as follows:

10% Cash Portion:	\$1,753.29
90% Bond Portion:	<u>\$15,779.51</u>
Total Original Performance Guarantee:	\$17,532.90

The developer was also required to establish a safety & stabilization guarantee in the sum of \$4,825.92.

Accordingly, we recommend the release of the full performance guarantees totaling \$22,358.72 (\$1,753.29 + \$15,779.51 + \$4,825.92) for the public improvements currently being held for the 643 Georges Road, Block 204, Lot 9 site improvements.

The Township ordinance requires a maintenance guarantee 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.



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The maintenance guarantee amount is calculated as follows:

$$\mathbf{\$17,532.90 \times 0.15 = \$2,629.94}$$

$$\mathbf{\text{Total Maintenance Guarantee} = \$2,629.93}$$

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

Very truly yours,  
CME Associates

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