

**WORK SHOP MEETING AGENDA  
MAYOR AND COUNCIL  
May 4, 2017**

- **GUEST MAYOR OF THE DAY** – Jake Barnwell
- **MEETING CALLED TO ORDER**
- **Statement of Compliance with Open Public Meetings Act.** *This meeting complies with the Open Public Meeting Act by notification on January 2, 2017 of this location, date and time to the Asbury Park Press and the LINK News and by the posting of same on the municipal bulletin board and Borough Web Site*
- **FLAG SALUTE:**
- **INVOCATION:**
- **ROLL CALL:**
- **GUEST:** Michael Schwebel, PhD, RLA from New Jersey Sea Grant Consortium Urban Coast Institute at Monmouth University on the High Water Mark Program
- **GUEST:** 275 Port Au Peck Avenue Associates (MAZZA)
- **PAYMENT OF BILLS:**
  - #2017-102 Resolution authorizing the payment of bills.
- **ADMINISTRATOR’S REPORT:**
- **AGENDA ITEMS FOR 5/18/2017**
  - Resolution authorizing redemption of Tax Sale Certificate #15-00006
  - Resolution authorizing redemption of Tax Sale Certificate #16-00017
  - Resolution authorizing redemption of Tax Sale Certificate #16-00027
  - Resolution appointing T&M Associates as Conflict Engineer for the RPM Development Project
  - Approval of the Executive Session Minutes of March 16, 2017
  - Approval of the Workshop Meeting Minutes of April 6, 2017
  - Approval of the Regular Meeting Minutes of April 20, 2017
- **DISCUSSION ITEMS:**
  - Purchasing Policy
  - Street Vacations
- **MAYOR’S REPORT:**
- **PETITIONS FROM THE PUBLIC:**
- **ADJOURNMENT:**

**RESOLUTION OF THE BOROUGH OF OCEANPORT  
AUTHORIZING PAYMENT OF BILL LIST FOR MAY 4, 2017**

**RESOLUTION #2017-102  
05-04-17**

**WHEREAS**, the Governing Body has considered the payment of said bills as set forth on the bill list at its public meeting of May 4, 2017.

**BE IT RESOLVED**, by the Mayor and Council that the bills be paid as on the attached bill list dated May 4, 2017 totaling \$1,113,967.71.

**CERTIFICATION OF FUNDS**

I, Catherine D. LaPorta, Chief Financial Officer, of the Borough of Oceanport, do hereby certify that funds are available for the purpose stated herein.

\_\_\_\_\_  
Catherine D. LaPorta, CFO

Motion:	Second:			
ROLL CALL	YES	NO	ABSTAIN	ABSENT
Cooper	( )	( )	( )	( )
Gallo	( )	( )	( )	( )
Irace	( )	( )	( )	( )
Kahle	( )	( )	( )	( )
Proto	( )	( )	( )	( )
Solan	( )	( )	( )	( )
Coffey	( )	( )	( )	( )

I certify that the foregoing Resolution #2017-102 was adopted by the Oceanport Governing Body at the Workshop Meeting held May 4, 2017

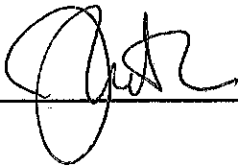
\_\_\_\_\_  
JEANNE SMITH, RMC  
BOROUGH CLERK

**BOROUGH OF OCEANPORT  
BILL LIST**

4-May-17

<b>PAYEE</b>	<b>AMOUNT</b>
<b>PAYROLL ACCOUNT</b>	\$ 94,265.13
<b>CAPITAL TRUST TOTAL</b>	\$13,071.25
<b>DOG REGISTRY TOTAL</b>	\$0.00
<b>TRUST OTHER TOTAL</b>	\$0.00
<b>ESCROW TRUST TOTAL</b>	\$805.00
<b>OPEN SPACE TRUST TOTAL</b>	\$5,632.86
<b>SUI</b>	\$0.00
<b>2016 VOUCHERS PAID THIS MEETING</b>	\$4,195.02
<b>2017 VOUCHERS PAID THIS MEETING</b>	\$995,998.45
<b>TOTAL</b>	<b>\$1,113,967.71</b>

I CERTIFY THAT THE ABOVE ITEMS ARE TRUE AND CORRECT AS PRESENTED  
TO THE MAYOR AND COUNCIL FOR PAYMENT



A handwritten signature in black ink, appearing to be 'J. [unclear]', is written over a solid horizontal line.

P.O. Type: All  
Range: First to Last  
Format: Detail without Line Item Notes

Open: N Paid: N Void: N  
Rcvd: Y Held: Y Aprv: N  
Bid: Y State: Y Other: Y Exempt: Y

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Amount	Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoic e	1999 Excl
<b>00444 JOHNNY ON THE SPOT INC</b>														
17-00227	01/01/17	MARIA GATTA PARK		B										
8		MARIA GATA - ADA APRIL	187.60	7-06-	-900-100			B OPEN SPACE	H	01/01/17	04/25/17		286703	N
17-00350	03/24/17	EMERGENCY PORTABLE TOILET												
1		EMERGENCY PORTABLE TOILET	199.00	7-01-26-	310-251			B B&G SUPPLIES	R	03/24/17	04/25/17			N
Vendor Total:			386.60											
<b>ACACIA ACACIA FINANCIAL GROUP</b>														
17-00419	04/13/17	FINANCIAL SERVICES JAN-FEB												
1		FINANCIAL ADVISORY SERVICES	1,757.20	7-01-20-	130-205			B MISCELLANEOUS	R	04/13/17	04/25/17			N
17-00433	04/13/17	PROFESSIONAL SERVICES - MARCH												
1		PROFESSIONAL SERVICES - MARCH	952.50	7-01-20-	130-205			B MISCELLANEOUS	R	04/13/17	04/25/17			N
Vendor Total:			2,709.70											
<b>ARCOM A. R. COMMUNICATIONS</b>														
17-00013	01/10/17	FIRE DEPARTMENT DRAWDOWN		B										
5		RADIO REMOVAL & REINSTALL	294.50	7-01-25-	265-283			B RADIOS	R	01/10/17	04/25/17		12740	N
Vendor Total:			294.50											
<b>BROWNS BROWN'S HEATING &amp; COOLING INC</b>														
17-00248	03/09/17	REPAIRS at PAP Firehouse												
1		REPAIRS to PAP Firehouse	75.00	7-01-26-	310-253			B REPAIRS & EQUIPMENT	R	03/09/17	04/25/17		313642	N
Vendor Total:			75.00											
<b>CANON CANON SOLUTIONS AMERICA</b>														
17-00105	01/26/17	COPIER MAINTENANCE		B										
4		COPIER MAINTENANCE	56.65	7-01-25-	240-255			B COPIER SERVICE	R	01/26/17	04/25/17		40216844335	N





Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoic e	1099 Excl
<b>CRITE CRITERION CHOCOLATES</b>												
17-00380	03/31/17		BUNNIES FOR EGG HUNT									
			1 BUNNIES FOR EGG HUNT	191.04	7-01-28-371-264	B HALLO, EASTER, MEMOR & TREE	R	03/31/17	04/25/17			N
			Vendor Total:	191.04								
<b>CRJUS CRIMINAL JUSTICE ACADEMY</b>												
17-00325	03/23/17		ARSON INVESTIGATION CLASS									
			1 ARSON INVESTIGATION CLASS	750.00	7-01-25-240-231	B TRAINING COURSES	R	03/23/17	04/27/17			N
			Vendor Total:	750.00								
<b>CS C&amp;S ELECTRICAL CONTRACTOR, INC</b>												
17-00406	04/13/17		DPW OFFICES - REPAIRS									
			1 DPW OFFICES - REPAIRS	619.25	7-01-26-310-253	B REPAIRS & EQUIPMENT	R	04/13/17	04/25/17		8226	N
			Vendor Total:	619.25								
<b>CTYTX MONMOUTH COUNTY TREASURER</b>												
17-00496	04/28/17		COUNTY TAXES DUE 5/17									
			1 COUNTY TAXES DUE 5/17	763,544.24	7-01-55-950-212	B COUNTY TAXES	R	04/28/17	04/28/17			N
			Vendor Total:	763,544.24								
<b>DENOIA RICK J DeNOIA, JR</b>												
17-00465	04/26/17		MARCH 2017 - LEGAL SERVICES									
			1 MARCH 2017 - LEGAL SERVICES	500.00	7-01-21-180-111	B PLANNING BOARD S&W	R	04/26/17	04/27/17		00917	N
17-00482	04/28/17		SILKWORTH CATALOG 56168									
			1 SILKWORTH CATALOG #56168	525.00	7-60- -900-205	B RES. FOR DEV. ESCROW-ACCUTRACK	H	04/28/17	04/28/17		1017	N
			Vendor Total:	1,025.00								
<b>DSHC DSHC ENTERPRISES LLC</b>												
17-00466	04/28/17		BLOCK 39 LOT 2									
			1 BLOCK 39 LOT 2 REDEMPTION	11,311.89	7-01-55-950-230	B 3RD PARTY LIEN REDEMPTION	R	04/28/17	04/28/17			N
			2 BLOCK 39 LOT 2 PREMIUM	300.00	7-01-55-950-245	B REFUND TAX SALE PREMIUM	R	04/28/17	04/28/17			N















Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoic e	1099 Excl
NJAME NJ AMERICAN WATER CO Continued												
	17-00474	04/28/17	FAS * APRIL									
	1		FAS * APRIL	15.50	7-01-25-260-297	B UTILITIES IN LIEU OF BAY RENT.	R	04/28/17	04/28/17			N
	Vendor Total:			258.20								
NJNAT NJ NATURAL GAS CO												
	17-00492	04/28/17	FAS * APRIL									
	1		FAS * APRIL	402.00	7-01-25-260-297	B UTILITIES IN LIEU OF BAY RENT.	R	04/28/17	04/28/17			N
	17-00518	04/28/17	NJNG - APRIL									
	1		21 MAIN STREET	400.91	7-01-31-430-446	B NATURAL GAS	R	04/28/17	04/28/17			N
	2		433 MYRTLE AVENUE	190.49	7-01-31-430-446	B NATURAL GAS	R	04/28/17	04/28/17			N
	3		315 E. MAIN STREET	124.01	7-01-31-430-446	B NATURAL GAS	R	04/28/17	04/28/17			N
	4		TOHICAN PLACE	130.24	7-01-31-430-446	B NATURAL GAS	R	04/28/17	04/28/17			N
	5		282 HILDRETH	865.93	7-01-31-430-446	B NATURAL GAS	R	04/28/17	04/28/17			N
	6		917 MURPHY DRIVE	190.86	7-01-31-430-446	B NATURAL GAS	R	04/28/17	04/28/17			N
	7		916 MURPHY	251.46	7-01-31-430-446	B NATURAL GAS	R	04/28/17	04/28/17			N
	8		900 MURPHY	308.95	7-01-31-430-446	B NATURAL GAS	R	04/28/17	04/28/17			N
				<u>2,462.85</u>								
	Vendor Total:			2,864.85								
OPSPA MONMOUTH COUNTY TREASURER												
	17-00499	04/28/17	OPEN SPACE TAX DUE 5/17									
	1		OPEN SPACE TAX DUE 5/17	43,865.67	7-01-55-950-216	B OPEN SPACE	R	04/28/17	04/28/17			N
	Vendor Total:			43,865.67								
PERRY PERRY'S TROPHY CO.												
	17-00491	04/28/17	NAME PLATE JUDGE PATT									
	1		NAME PLATE JUDGE PATT	24.00	7-01-43-490-205	B MISCELLANEOUS	R	04/28/17	04/28/17			N
	Vendor Total:			24.00								

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoic e	1099 Excl
Item Description	Amount	Charge Account	Acct Type	Description							
<b>PEST SLATTERY PEST CONTROL</b>											
17-00451 04/13/17 PEST TREATMENT											
1 PEST TREATMENT	100.00	7-01-26-310-253	B	REPAIRS & EQUIPMENT	R	04/13/17	04/25/17			21627	N
Vendor Total:	100.00										
<b>POERIO RAY POERIO</b>											
16-01604 12/27/16 COMPUTER SUPPLIES											
1 COMPUTER SUPPLIES	39.99	6-01-20-100-211	B	OFFICE SUPPLIES	R	12/27/16	04/28/17				N
Vendor Total:	39.99										
<b>QCLAB EUROFINS QC INC</b>											
17-00412 04/13/17 MARCH WATER TESTING											
1 MARCH WATER TESTING	195.50	7-01-27-335-301	B	WATER WATCH COMMITTEE-OTHER	R	04/13/17	04/25/17			1861198	N
Vendor Total:	195.50										
<b>RALPH V. E. RALPH, INC</b>											
17-00328 03/23/17 Suction Units For Ambulances											
1 S-Scort III Suction Units	1,767.00	7-01-25-260-291	B	EQUIPMENT	R	03/23/17	04/25/17				N
Vendor Total:	1,767.00										
<b>SEWLD SEABOARD WELDING SUPPLY, INC.</b>											
17-00192 01/01/17 MONTHLY OXYGEN			B								
4 MONTHLY OXYGEN - MARCH	20.75	7-01-26-300-285	B	EQUIPMENT RENTAL	R	01/01/17	04/25/17			864799	N
Vendor Total:	20.75										
<b>SHAUTO SHREWSBURY AUTO PARTS</b>											
17-00449 04/13/17 PUBLIC WORKS SUPPLIES											
1 SOCKETS	37.48	7-01-26-300-273	B	SUPPLIES	R	04/13/17	04/25/17			296951	N
2 ADAPTER	21.49	7-01-26-300-273	B	SUPPLIES	R	04/13/17	04/25/17			297062	N





Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Amount	Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
<b>TRWRA TWO RIVER WATER RECLAMATION</b>														
17-00441	04/13/17	2ND QUARTER SEWAR BILLS												
		6	SEWER BLACKBERRY BAY POOL	804.06	7-06-	-900-100		B OPEN SPACE	H	04/13/17	04/25/17			N
		Vendor Total:		804.06										
<b>TRYST005 TRYSTONE CAPITAL ASSETS</b>														
17-00400	04/13/17	REDEMPTION BLOCK 29 LOT 13												
		1	REDEMPTION BLOCK 29 LOT 13	378.14	7-01-55-	950-230		B 3RD PARTY LIEN REDEMPTION	R	04/13/17	04/25/17			N
		2	PREMIUM BLOCK 29 LOT 13	1,300.00	7-01-55-	950-245		B REFUND TAX SALE PREMIUM	R	04/13/17	04/25/17			N
				1,678.14										
		Vendor Total:		1,678.14										
<b>UNIVE UNIVERSAL COMPUTING SERVICE</b>														
17-00462	03/31/17	MESSAGE MAILERS/NOTICES												
		1	MESSAGE MAILERS/NOTICES	353.40	7-01-43-	490-211		B OFFICE SUPPLIES	R	03/31/17	04/27/17		31162	N
		2	SHIPPING & HANDLING	48.75	7-01-43-	490-211		B OFFICE SUPPLIES	R	03/31/17	04/28/17			N
				402.15										
		Vendor Total:		402.15										
<b>USBANK US BANK OPERATIONS CENTER</b>														
17-00493	04/28/17	MCIA 2011 B POOLED LOAN												
		1	MCIA 2011 B POOLED LOAN	4,749.98	7-01-45-	930-213		B INTEREST ON BONDS	R	04/28/17	04/28/17			N
17-00494	04/28/17	2012 OPEN SPACE												
		1	2012 OPEN SPACE	4,399.97	7-06-	-900-100		B OPEN SPACE	H	04/28/17	04/28/17			N
		Vendor Total:		9,149.95										
<b>USBANK10 US BANK AS CUST FOR ACTLIEN</b>														
17-00448	04/13/17	BLOCK 49 LOT 1 REDEMPTION												
		1	BLOCK 49 LOT 1 PREMIUM	1,300.00	7-01-55-	950-245		B REFUND TAX SALE PREMIUM	R	04/13/17	04/25/17			N

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Acct Type	Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
USBANK10 US BANK AS CUST FOR ACTLIEN Continued													
	17-00448	04/13/17	BLOCK 49 LOT 1 REDEMPTION	Continued									
			2 BLOCK 49 LOT 1 REDEMPTION	455.44	7-01-55-950-230		B 3RD PARTY LIEN REDEMPTION	R	04/13/17	04/25/17			N
				1,755.44									
			Vendor Total:	1,755.44									
VERI VERIZON													
	17-00468	04/28/17	FAS * APRIL										
			1 FAS * APRIL	191.96	7-01-25-260-297		B UTILITIES IN LIEU OF BAY RENT.	R	04/28/17	04/28/17			N
	17-00469	04/28/17	732-229-2626										
			1 732-229-2626	216.27	7-01-31-430-440		B TELEPHONE	R	04/28/17	04/28/17			N
			2 732-542-2083	40.82	7-01-31-430-440		B TELEPHONE	R	04/28/17	04/28/17			N
				257.09									
			Vendor Total:	449.05									
WALL GEORGE WALL													
	17-00420	04/13/17	RADIATOR PLUG										
			1 RADIATOR PLUG	5.16	7-01-26-300-271		B REPAIRS	R	04/13/17	04/25/17		162811	N
	17-00452	04/13/17	TRUCK 126 WATER PUMP										
			1 TRUCK 126 WATER PUMP	119.53	7-01-26-300-271		B REPAIRS	R	04/13/17	04/25/17			N
			Vendor Total:	124.69									
Total Purchase Orders: 80 Total P.O. Line Items: 154 Total List Amount: 1,019,702.58 Total Void Amount: 0.00													

Totals by Year-Fund							
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	6-01	4,195.02	0.00	4,195.02	0.00	0.00	4,195.02
CURRENT FUND	7-01	995,998.45	0.00	995,998.45	0.00	0.00	995,998.45
	7-06	0.00	5,632.86	5,632.86	0.00	0.00	5,632.86
	7-60	0.00	805.00	805.00	0.00	0.00	805.00
Year Total:		995,998.45	6,437.86	1,002,436.31	0.00	0.00	1,002,436.31
	X-02	0.00	13,071.25	13,071.25	0.00	0.00	13,071.25
Total Of All Funds:		1,000,193.47	19,509.11	1,019,702.58	0.00	0.00	1,019,702.58

**RESOLUTION OF THE BOROUGH OF OCEANPORT  
AUTHORIZING REDEMPTION OF TAX SALE CERTIFICATE #15-00006  
FOR BLOCK 49, LOT 1 KNOWN AS 101 SMITH STREET**

**Resolution #2017-  
05-18-17**

**WHEREAS**, at the Borough Tax Sale held on November 16, 2015, a lien was sold on Block 49 Lot 1 otherwise known as 101 Smith St; and

**WHEREAS**, this lien, known as Tax Sale Certificate 15-00006 was sold to Tower as cust for Ebury Fund 2 NJ LLC at an interest rate of 0% and a premium of \$1,500, and;

**WHEREAS**, a representative for the owner has redeemed certificate 15-00006 in the amount of \$ 9,045.30.

**NOW, THEREFORE, BE IT RESOLVED** that the CFO be authorized to issue a check in the amount of \$9,045.30 payable to Tower as cust for Ebury Fund 2 NJ LLC, PO Box 54908, New Orleans LA 70154 for the redemption of Tax Sale Certificate 15-00006.

**BE IT FURTHER RESOLVED**, that the CFO be authorized to issue a check in the amount of \$1,500 (Premium) to the aforementioned lienholder.

Motion:

Second:

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Cooper	( )	( )	( )	( )
Gallo	( )	( )	( )	( )
Irace	( )	( )	( )	( )
Kahle	( )	( )	( )	( )
Proto	( )	( )	( )	( )
Solan	( )	( )	( )	( )
Coffey	( )	( )	( )	( )

I certify that the foregoing Resolution #2017-\_\_\_\_ was adopted by the Oceanport Governing Body at the Regular Meeting held May 18, 2017

\_\_\_\_\_  
JEANNE SMITH, RMC  
BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT  
AUTHORIZING REDEMPTION OF TAX SALE CERTIFICATE #16-00017  
FOR BLOCK 84, LOT 10 KNOWN AS 13 BELMAR AVENUE**

**Resolution #2017-  
05-18-17**

**WHEREAS**, at the Borough Tax Sale held on August 22, 2016, a lien was sold on Block 84 Lot 10 otherwise known as 13 Belmar Ave; and

**WHEREAS**, this lien, known as Tax Sale Certificate 16-00017 was sold to Tower as cust for Ebury Fund 2 NJ LLC at an interest rate of 0% and a premium of \$1,300, and;

**WHEREAS**, a representative for the owner has redeemed certificate 16-00017 in the amount of \$ 1,005.39.

**NOW, THEREFORE, BE IT RESOLVED** that the CFO be authorized to issue a check in the amount of \$1,005.39 payable to Tower as cust for Ebury Fund 2 NJ LLC, PO Box 54908, New Orleans LA 70154 for the redemption of Tax Sale Certificate 16-00017.

**BE IT FUTHER RESOLVED**, that the CFO be authorized to issue a check in the amount of \$1,300 (Premium) to the aforementioned lienholder.

Motion:

Second:

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Cooper	( )	( )	( )	( )
Gallo	( )	( )	( )	( )
Irace	( )	( )	( )	( )
Kahle	( )	( )	( )	( )
Proto	( )	( )	( )	( )
Solan	( )	( )	( )	( )
Coffey	( )	( )	( )	( )

I certify that the foregoing Resolution #2017-\_\_\_\_ was adopted by the Oceanport Governing Body at the Regular Meeting held May 18, 2017

\_\_\_\_\_  
JEANNE SMITH, RMC  
BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT  
AUTHORIZING REDEMPTION OF TAX SALE CERTIFICATE #16-00027  
FOR BLOCK 139, LOT 14 KNOWN 138 S. PEMBERTON AVENUE**

**Resolution #2017-  
05-18-17**

**WHEREAS**, at the Borough Tax Sale held on August 22, 2016, a lien was sold on Block 139 Lot 14 otherwise known as 138 S Pemberton Ave; and

**WHEREAS**, this lien, known as Tax Sale Certificate 16-00027 was sold to US Bank as cust for Actlien Holding Inc at an interest rate of 0% and a premium of \$1,300, and;

**WHEREAS**, a representative for the owner has redeemed certificate 16-00027 in the amount of \$ 463.57.

**NOW, THEREFORE, BE IT RESOLVED** that the CFO be authorized to issue a check in the amount of \$463.57 payable to to US Bank as cust for Actlien Holding Inc, 50 S 16<sup>th</sup> St Suite 2050, Philadelphia PA 19102 for the redemption of Tax Sale Certificate 16-00027.

**BE IT FURTHER RESOLVED**, that the CFO be authorized to issue a check in the amount of \$1,300 (Premium) to the aforementioned lienholder.

Motion:			Second:	
ROLL CALL	YES	NO	ABSTAIN	ABSENT
Cooper	( )	( )	( )	( )
Gallo	( )	( )	( )	( )
Irace	( )	( )	( )	( )
Kahle	( )	( )	( )	( )
Proto	( )	( )	( )	( )
Solan	( )	( )	( )	( )
Coffey	( )	( )	( )	( )

I certify that the foregoing Resolution #2017-\_\_\_\_ was adopted by the Oceanport Governing Body at the Regular Meeting held May 18, 2017

\_\_\_\_\_  
JEANNE SMITH, RMC  
BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT  
AWARDING A NON-FAIR AND OPEN CONTRACT BETWEEN ROBERT KEADY, PE OF T&M ASSOCIATES  
AND THE BOROUGH OF OCEANPORT FOR BOROUGH CONFLICT ENGINEER FOR  
MUNICIPAL ENGINEERING SERVICES RELATED TO THE RPM DEVELOPMENT PROJECTS FOR  
OFFICERS HOUSING, NORTH AND SOUTH POST, FORT MONMOUTH**

**RESOLUTION #2017-  
05-18-17**

**WHEREAS**, there is a need to appoint a Professional Engineer where a conflict exists with the Borough Engineer for matters requiring municipal engineering services for development projects; and

**WHEREAS**, RPM Developers has received Site Plan approval for the projects known as "Officers Housing, North and South Post" which will require municipal engineering services for oversight of the site plan improvements; and

**WHEREAS**, T&M Associates performed the engineering services for the project's application for Site Plan approval in their role as Conflict Engineer for the Oceanport Planning Board; and

**WHEREAS**, Robert Keady, P.E. of T&M Associates, 11 Tindall Road, Middletown, New Jersey 07748 has submitted to the Borough of Oceanport a proposal to perform said professional municipal engineering services through a fair and open process; and

**WHEREAS**, T&M Associates submitted to the Planning Board estimated inspection fees associated with this development (attached hereto) totaling Fifty Thousand Four Hundred Thirty Four dollars and sixty four cents (\$50,434.64); and

**WHEREAS**, this contract constitutes a "Professional Service" contract under the provisions of the Local Public Contracts Law because the service is a recognized profession, licensed and regulated by the State of New Jersey, and therefore, may be awarded without competitive bidding pursuant to N.J.S.A. 40A:11-1, et seq.; and

**WHEREAS**, the anticipated term of this contract is May 18, 2017 through December 31, 2017 and may be extended one (1) time for up to a 12-month period as approved by this governing body; and

**WHEREAS**, the Borough having considered the matter, now wishes to award the contract for said services to Robert Keady, P.E. of T&M Associates, 11 Tindall Road, Middletown, New Jersey 07748.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Oceanport, County of Monmouth, State of New Jersey that:

1. The Mayor and the Borough Clerk are hereby authorized and directed to execute an agreement with **Robert Keady, P.E. of T&M Associates, 11 Tindall Road, Middletown, New Jersey 07748** to provide municipal engineering services for the RPM Developers projects known as "Officers Housing, North and South Post" for the contract period May 18, 2017 through December 31, 2017 and may be extended one (1) time for a 12-month period.
2. The contract shall not exceed Fifty Thousand Four Hundred Thirty Four dollars and sixty four cents (\$50,434.64) which costs shall be paid for through the developer's escrow account established for these projects.
3. That the Clerk shall publish a Notice of Award in an official newspaper of the Borough.
4. That the within Resolution shall be subject to the Borough CFO confirming that funds are available for the stated purpose.

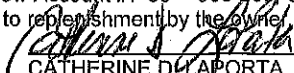
Motion:		Second:		
ROLL CALL	YES	NO	ABSTAIN	ABSENT
Cooper	( )	( )	( )	( )
Gallo	( )	( )	( )	( )
Irace	( )	( )	( )	( )
Kahle	( )	( )	( )	( )
Proto	( )	( )	( )	( )
Solan	( )	( )	( )	( )
Coffey	( )	( )	( )	( )

I certify that the foregoing Resolution #2017-\_\_\_\_ was adopted by the Oceanport Governing Body at the Regular Meeting held May 18, 2017

\_\_\_\_\_  
JEANNE SMITH, RMC  
BOROUGH CLERK

**CERTIFICATION OF FUNDS**

As required by N.J.A.C. 5:34-5.1 et. seq., and any other applicable requirement, I, Catherine D. LaPorta, Chief Financial Officer of the Borough of Oceanport, have ascertained that there are sufficient uncommitted funds in the Developer's Escrow Account #7-60-900-205, Catalog #056142 not to exceed \$50,434.64 for the above referenced professional services contract subject to replenishment by the owner.

  
CATHERINE D. LAPORTA, CFO



| YOUR GOALS. OUR MISSION.

OPRT-R0210

May 12, 2016

Via Email ([jsmith@oceanportboro.com](mailto:jsmith@oceanportboro.com))

Jeanne Smith, Planning Board Secretary  
Borough of Oceanport  
315 E. Main Street  
Oceanport, NJ 07757

**RE: Application #PB 2015-11  
RPM Development – North Post  
Block 110.02, Lot 1  
Preliminary & Final Major Site Plan & Subdivision  
Performance Bond Estimate - REVISED**

Dear Ms. Smith:

Attached is a copy of the Performance Guarantee Estimate – REVISED for the above referenced site plan and subdivision based on plans prepared by MidAtlantic Engineering Partners, consisting of thirty-two (32) sheets, dated March 6, 2015, last revised April 27, 2016.

Bonds are required to be posted as follows:

	Cash	90% Surety	Inspection Fee
• Performance Guarantee	\$79,356.54	\$714,208.86	\$33,065.23

Please note that the water and sanitary sewer work has not been included as they will not be Borough owned utilities.

If you have any questions or need additional information, please do not hesitate to contact me.

Very truly yours,

T&M ASSOCIATES

ROBERT R. KEADY, JR., P.E., C.M.E.  
OCEANPORT BOROUGH SPECIAL PROJECTS ENGINEER

CLAIRE K. PETRUZZELLA, P.E., P.P., C.M.E.  
PRINCIPAL ENGINEER

CKP:

c: Raymond T. Poerio, Borough Administrator (via email: [rpoerio@oceanportboro.com](mailto:rpoerio@oceanportboro.com))  
Rick J. DeNoia, Esq., Board Attorney (via email: [DeNoiaLaw@aol.com](mailto:DeNoiaLaw@aol.com))  
Brendan McBride, RPM Development, LLC, Applicant (via email: [bmcbride@rpmdev.com](mailto:bmcbride@rpmdev.com))  
James E. Berube, Jr., Applicant's Attorney (via email: [jeb@jamesberubelaw.com](mailto:jeb@jamesberubelaw.com))  
Louis L. Zuegner IV, P.E., Applicant's Engineer (via email: [llz@midlanticeng.com](mailto:llz@midlanticeng.com))

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11 TINDALL ROAD  
MIDDLETOWN, NJ 07748

PERFORMANCE GUARANTEE AND INSPECTION ESCROW ESTIMATE - REVISED

TITLE: RPM DEVELOPMENT NORTH POST

BLOCK 110.02 LOT 1  
JOB NUMBER: OPTR-R0210  
BY: KJO  
DATE: 5/12/2018  
MUNICIPALITY: BOROUGH OF OCEANPORT

AMOUNT: \$793,565.40  
APPLICANT: RPM DEVELOPMENT, LLC  
77 PARK STREET  
MONTCLAIR, NJ 07042

Item No.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	WORK COMPLETE	COST BALANCE
<b>DEMOLITION AND SITE PREPARATION</b>							
1	REMOVE CONCRETE SIDEWALK	7,470	LF	\$5.00	\$37,350.00	0%	\$37,350.00
2	REMOVE EXISTING PAVEMENT	2,870	SY	\$4.00	\$11,880.00	0%	\$11,880.00
3	GEOTEXTILE FABRIC	2,810	SY	\$2.00	\$5,220.00	0%	\$5,220.00
<b>ASPHALT AND CONCRETE WORK</b>							
4	BITUMINOUS CONCRETE SURFACE COURSE, MIX 1-2	110	TON	\$90.00	\$9,900.00	0%	\$9,900.00
5	BITUMINOUS STAB, BASE COURSE, 4" THK	485	SY	\$21.80	\$10,476.00	0%	\$10,476.00
6	DGA OR GRAVEL, BASE COURSE, 6" THK	485	SY	\$7.50	\$3,637.50	0%	\$3,637.50
7	DGA OR GRAVEL, BASE COURSE, 4" THK	2,460	SY	\$5.50	\$13,530.00	0%	\$13,530.00
8	CONCRETE CURB, 6"x8"x18"	22	LF	\$20.00	\$440.00	0%	\$440.00
9	CONCRETE SIDEWALK, 4" THICK	17,650	SF	\$7.00	\$123,550.00	0%	\$123,550.00
10	CONCRETE PAD/APRON, REINFORCED, 8" THICK	2,155	SF	\$10.00	\$21,550.00	0%	\$21,550.00
11	SURFACE CINDERS, 4" THICK	2,480	SY	\$5.00	\$12,300.00	0%	\$12,300.00
<b>SITE ITEMS</b>							
12	FENCE, 6' HIGH CEDAR	145	LF	\$35.00	\$5,075.00	0%	\$5,075.00
13	BENCH	18	EA	\$1,200.00	\$21,600.00	0%	\$21,600.00
14	TRAFFIC SIGN	17	EA	\$250.00	\$4,250.00	0%	\$4,250.00
15	DETECTABLE WARNING SURFACE	48	SF	\$35.00	\$1,680.00	0%	\$1,680.00
16	TRAFFIC STRIPING, 4" WIDE	1,365	LF	\$1.00	\$1,365.00	0%	\$1,365.00
17	TRAFFIC STRIPING, 24" WIDE	210	LF	\$4.00	\$840.00	0%	\$840.00
18	TRAFFIC MARKINGS	33	EA	\$100.00	\$3,300.00	0%	\$3,300.00
19	TRASH CAN	9	EA	\$250.00	\$2,250.00	0%	\$2,250.00
<b>STORM DRAINAGE</b>							
20	PIPE, 18" RCP, CL III	65	LF	\$45.00	\$2,925.00	0%	\$2,925.00
21	PIPE, 18" RCP, CL III	81	LF	\$50.00	\$4,050.00	0%	\$4,050.00
<b>LANDSCAPE AND LIGHTING</b>							
22	SINGLE LIGHT, POLE MNTD.	93	EA	\$2,250.00	\$209,250.00	0%	\$209,250.00
23	EASTERN REDBUD	13	EA	\$275.00	\$3,575.00	0%	\$3,575.00
24	KOUSSA DOGWOOD	27	EA	\$275.00	\$7,425.00	0%	\$7,425.00
25	PLUM PUDDING CORAL BELLS	132	EA	\$8.00	\$1,056.00	0%	\$1,056.00
26	HIDCOTE LAVENDER	30	EA	\$8.00	\$270.00	0%	\$270.00
27	BLACK EYED SUSAN	44	EA	\$8.00	\$396.00	0%	\$396.00
28	COMPACT INKBERRY HOLLY, 18"-24", CONT.	398	EA	\$45.00	\$17,910.00	0%	\$17,910.00
29	VIOLET SAGE	15	EA	\$8.00	\$125.00	0%	\$125.00
30	AUTUMN JOY STONECROP	80	EA	\$30.00	\$2,400.00	0%	\$2,400.00
31	BLUE YME GRASS	32	EA	\$8.00	\$288.00	0%	\$288.00
32	STELLA D'ORO LILY	302	EA	\$10.00	\$3,020.00	0%	\$3,020.00
33	OCTOBER GLORY MAPLE	12	EA	\$300.00	\$3,600.00	0%	\$3,600.00
34	WILLOW OAK	2	EA	\$320.00	\$640.00	0%	\$640.00
35	ARROW WOOD VIBURNUM, 3-4', B&B	22	EA	\$65.00	\$1,430.00	0%	\$1,430.00
36	INBRIACH PINK ASTILBE	116	EA	\$15.00	\$1,740.00	0%	\$1,740.00
37	NORTHERN SEA OATS	12	EA	\$30.00	\$360.00	0%	\$360.00
38	LITTLE BLUE STEM	81	EA	\$9.00	\$729.00	0%	\$729.00
39	GREEN LIRIOPE	285	EA	\$15.00	\$4,275.00	0%	\$4,275.00
40	BLOODGOOD LONDON PLANETREE	58	EA	\$250.00	\$14,500.00	0%	\$14,500.00
41	BEARBERRY	56	EA	\$15.00	\$840.00	0%	\$840.00
42	SWEETGUM	3	EA	\$200.00	\$600.00	0%	\$600.00
43	NEW JERSEY TEA	24	EA	\$10.00	\$240.00	0%	\$240.00
44	COMMON WINTERBERRY	8	EA	\$50.00	\$400.00	0%	\$400.00
45	BLACKGUM	3	EA	\$200.00	\$600.00	0%	\$600.00
46	ALLEGHENY SERVICEBERRY	28	EA	\$275.00	\$7,700.00	0%	\$7,700.00
47	RED OAK	22	EA	\$375.00	\$8,250.00	0%	\$8,250.00
48	BLACK WILLOW	2	EA	\$275.00	\$550.00	0%	\$550.00
49	SUMMERSWEET	5	EA	\$40.00	\$240.00	0%	\$240.00
50	VIRGINIA SWEETSPIRE	32	EA	\$45.00	\$1,440.00	0%	\$1,440.00
51	CHERRY LAUREL	285	EA	\$50.00	\$14,250.00	0%	\$14,250.00
52	PERMANENT - TOPSOILING, 4" THICK	5,085	SY	\$4.00	\$20,380.00	0%	\$20,380.00
53	PERMANENT - FERTILIZE AND SEED	5,085	SY	\$1.25	\$6,356.25	0%	\$6,356.25
54	PERMANENT - STRAW MULCH, 1.5" THICK	5,085	SY	\$0.75	\$3,813.75	0%	\$3,813.75
55	CONSTRUCTION ENTRANCE	350	SY	\$30.00	\$10,500.00	0%	\$10,500.00
56	INLET PROTECTION	28	EA	\$125.00	\$3,500.00	0%	\$3,500.00
57	SILT FENCE	4,900	LF	\$2.25	\$11,025.00	0%	\$11,025.00

SUBTOTAL = \$861,304.50 BALANCE = \$861,304.50

PERFORMANCE GUARANTEE REQUIRED (120%) = \$793,565.40  
 10% CASH PORTION = \$79,356.54  
 90% BOND PORTION = \$714,208.86  
 5% INSPECTION ESCROW = \$33,085.23

- Notes:
- EROSION/SLOPE CONTROL MEASURES TO BE OBSERVED BY THE DEVELOPER TO CONTROL SILTATION IN ACCORDANCE WITH THE FREEHOLD SOIL CONSERVATION DISTRICT CERTIFIED PLAN AND PROVISIONS OF THE SOIL EROSION AND SEDIMENT CONTROL ACT, AND/OR AS DIRECTED BY THE MUNICIPAL ENGINEER AT THE TIME OF CONSTRUCTION.
  - ADDITIONAL DRAINAGE MAY BE REQUIRED AT THE TIME OF CONSTRUCTION DUE TO FIELD CONDITIONS OR AS DIRECTED BY THE MUNICIPAL ENGINEER.
  - THIS ESTIMATE IS BASED ON PLANS TITLED "PRELIMINARY FINAL MAJOR SITE PLAN & SUBDIVISION FOR FORT MONMOUTH OFFICER'S HOUSING REDEVELOPMENT PLAN" PREPARED BY LOUIS L. ZUEGNER IV, P.E., DATED 3/8/15, LAST REVISED 4/27/16, CONSISTING OF 32 SHEETS.



YOUR GOALS. OUR MISSION.

OPRT-R0200

January 29, 2016

Via Email ([jsmith@oceanportboro.com](mailto:jsmith@oceanportboro.com))

Jeanne Smith, Planning Board Secretary  
Borough of Oceanport  
315 E. Main Street  
Oceanport, NJ 07757

**RE: Application #PB 2014-11  
RPM Development – South Post  
Block 110.03, Lots 1 & 2  
Final Major Site Plan & Subdivision  
Performance Bond Estimate**

Dear Ms. Smith:

Attached is a copy of the Performance Guarantee Estimate for the above referenced subdivision plan based on plans prepared by MidAtlantic Engineering Partners, consisting of twenty (20) sheets, dated April 15, 2015, last revised October 28, 2015.

Bonds are required to be posted as follows:

	<u>Cash</u>	<u>90% Surety</u>	<u>Inspection Fee</u>
• Performance Guarantee	\$40,396.59	\$363,569.31	\$16,831.91

Please note that the water and sanitary sewer work has not been included as they will not be Borough owned utilities.

If you have any questions or need additional information, please do not hesitate to contact me.

Very truly yours,

  
DAVID M. MARKS, P.E., C.M.E.  
OCEANPORT BOROUGH SPECIAL PROJECTS ENGINEER

DMM:CKP:dk

c: John Bennett, Borough Administrator (via email: [JBennett@oceanportboro.com](mailto:JBennett@oceanportboro.com))  
Rick J. DeNoia, Esq., Board Attorney (via email: [DeNoiaLaw@aol.com](mailto:DeNoiaLaw@aol.com))  
Brendan McBride, RPM Development, LLC, Applicant (via email: [bmcbride@rpmdev.com](mailto:bmcbride@rpmdev.com))  
James E. Berube, Jr., Applicant's Attorney (via email: [jeb@jamesberubelaw.com](mailto:jeb@jamesberubelaw.com))  
Louis L. Zuegner IV, P.E., Applicant's Engineer (via email: [llz@midatlanticeng.com](mailto:llz@midatlanticeng.com))  
Kevin Shelly, P.E., Applicant's Engineer (via email: [kshelly@midatlanticeng.com](mailto:kshelly@midatlanticeng.com))

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11 TINDALL ROAD  
MIDDLETOWN, NJ 07748

PERFORMANCE GUARANTEE AND INSPECTION ESCROW ESTIMATE

TITLE: RPM DEVELOPMENT SOUTH POST

BLOCK 110.03 LOTS 1 & 2

JOB NUMBER: OPRT-R0200

AMOUNT: \$403,985.00

BY: KJO

APPLICANT: RPM DEVELOPMENT

DATE: 1/27/2015

77 PARK STREET

MUNICIPALITY: BOROUGH OF OCEANPORT

MONTCCLAIR, NJ 07042

Item No.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	WORK COMPLETE	COST BALANCE
<b>ASPHALT AND CONCRETE WORK</b>							
1	BITUMINOUS CONCRETE SURFACE COURSE, MIX 1-2	291	TON	\$90.00	\$26,190.00	0%	\$26,190.00
2	BITUMINOUS STAB, BASE COURSE, 4" THK	400	SY	\$21.80	\$8,640.00	0%	\$8,640.00
3	DGA OR GRAVEL BASE COURSE, 6" THK	400	SY	\$7.50	\$3,000.00	0%	\$3,000.00
4	CONCRETE SIDEWALK, 4" THICK	15,190	SF	\$7.00	\$106,330.00	0%	\$106,330.00
5	CONCRETE PAD/APRON, REINFORCED, 6" THICK	3,610	SF	\$10.00	\$36,100.00	0%	\$36,100.00
6	CONCRETE CURB, 8"x9"x20"	320	LF	\$22.00	\$7,040.00	0%	\$7,040.00
7	DETECTABLE WARNING SURFACE	32	SF	\$35.00	\$1,120.00	0%	\$1,120.00
8	STAMPED CONCRETE, 4" THICK	140	SF	\$14.00	\$1,960.00	0%	\$1,960.00
9	BITUMINOUS SIDEWALK, 6" THK	800	SF	\$6.25	\$5,025.00	0%	\$5,025.00
<b>STORM DRAINAGE</b>							
10	NJDOT GRATE	2	EA	\$350.00	\$700.00	0%	\$700.00
<b>SITE ITEMS</b>							
11	TRAFFIC STRIPING, 4" WIDE	1,255	LF	\$1.00	\$1,255.00	0%	\$1,255.00
12	TRAFFIC STRIPING, 24" WIDE	260	LF	\$4.00	\$1,040.00	0%	\$1,040.00
	MODULAR BLOCK RETAINING WALL	70	SF	\$25.00	\$1,750.00	0%	\$1,750.00
<b>LANDSCAPE AND LIGHTING</b>							
13	BAYBERRY	3	EA	\$100.00	\$300.00	0%	\$300.00
14	HERITAGE RIVER BIRCH	5	EA	\$330.00	\$1,650.00	0%	\$1,650.00
15	EASTERN RED CEDAR	8	EA	\$275.00	\$2,200.00	0%	\$2,200.00
16	FLOWERING DOGWOOD	5	EA	\$350.00	\$1,750.00	0%	\$1,750.00
17	BLACK EYED SUSAN	89	EA	\$9.00	\$792.00	0%	\$792.00
18	COMPACT INKBERRY HOLLY, 18"-24", CONT.	167	EA	\$46.00	\$7,615.00	0%	\$7,615.00
19	NIKKO BLUE HYDRANGEA	19	EA	\$30.00	\$570.00	0%	\$570.00
20	OAKLEAF HYDRANGEA	3	EA	\$40.00	\$120.00	0%	\$120.00
21	OTTO LUYKEN CHERRY LAUREL, 24"-30"	130	EA	\$50.00	\$6,500.00	0%	\$6,500.00
22	STELLA DORO LILY	126	EA	\$10.00	\$1,260.00	0%	\$1,260.00
23	OCTOBER GLORY MAPLE	2	EA	\$300.00	\$600.00	0%	\$600.00
24	WILLOW OAK	3	EA	\$320.00	\$960.00	0%	\$960.00
25	ARROW WOOD VIRGINIAN, 3-4' B&B	21	EA	\$65.00	\$1,365.00	0%	\$1,365.00
26	INSHRIACH PINK ASTILBE	72	EA	\$15.00	\$1,080.00	0%	\$1,080.00
27	NORTHERN SEA OATS	27	EA	\$30.00	\$810.00	0%	\$810.00
28	NARROW LEAVED HOSTA	18	EA	\$15.00	\$270.00	0%	\$270.00
29	GREEN LIRIOPE	78	EA	\$15.00	\$1,170.00	0%	\$1,170.00
30	BLOODGOOD LONDON PLANETREE	59	EA	\$250.00	\$14,750.00	0%	\$14,750.00
31	BEARBERRY	24	EA	\$15.00	\$360.00	0%	\$360.00
32	BLUE FALSE INDIGO	18	EA	\$10.00	\$180.00	0%	\$180.00
33	NEW JERSEY TEA	24	EA	\$10.00	\$240.00	0%	\$240.00
34	COMMON WINTERBERRY	6	EA	\$50.00	\$300.00	0%	\$300.00
35	MOUNTAIN LAUREL	18	EA	\$100.00	\$1,800.00	0%	\$1,800.00
36	ALLEGHENY SERVICEBERRY	8	EA	\$275.00	\$2,200.00	0%	\$2,200.00
37	TOPSOILING, 4" THICK	575	SY	\$6.00	\$3,450.00	0%	\$3,450.00
38	FERTILIZING & SEEDING	575	SY	\$2.00	\$1,150.00	0%	\$1,150.00
39	SINGLE LIGHT, POLE MNTD.	32	EA	\$2,250.00	\$72,000.00	0%	\$72,000.00
<b>SOIL EROSION CONTROL</b>							
40	CONSTRUCTION ENTRANCE	138	SY	\$30.00	\$4,140.00	0%	\$4,140.00
41	INLET PROTECTION	10	EA	\$125.00	\$1,250.00	0%	\$1,250.00
42	SILT FENCE	2,625	LF	\$2.25	\$6,356.25	0%	\$6,356.25
SUBTOTAL =					\$336,898.25	BALANCE =	\$336,898.25
					PERFORMANCE GUARANTEE REQUIRED (120%) =	\$403,985.00	
					10% CASH PORTION =	\$40,398.50	
					90% BOND PORTION =	\$363,586.50	
					5% INSPECTION ESCROW =	\$16,831.91	

- Notes:
- EROSION/SLOPE CONTROL MEASURES TO BE OBSERVED BY THE DEVELOPER TO CONTROL SILTATION IN ACCORDANCE WITH THE FREEHOLD SOIL CONSERVATION DISTRICT CERTIFIED PLAN AND PROVISIONS OF THE SOIL EROSION AND SEDIMENT CONTROL ACT, AND/OR AS DIRECTED BY THE MUNICIPAL ENGINEER AT THE TIME OF CONSTRUCTION.
  - ADDITIONAL DRAINAGE MAY BE REQUIRED AT THE TIME OF CONSTRUCTION DUE TO FIELD CONDITIONS OR AS DIRECTED BY THE MUNICIPAL ENGINEER.

THIS ESTIMATE IS BASED ON PLANS TITLED "FINAL MAJOR SITE PLAN & SUBDIVISION, FORT MONMOUTH OFFICER'S HOUSING REDEVELOPMENT, SOUTH POST" PREPARED BY MIDATLANTIC ENGINEERING PARTNERS, DATED 04/16/15, LAST REVISED 10/28/15, CONSISTING OF 20 SHEETS.



YOUR GOALS. OUR MISSION.

OPRT-R0200

August 3, 2016

Via Email ([jsmith@oceanportboro.com](mailto:jsmith@oceanportboro.com))

Jeanne Smith, Planning Board Secretary  
Borough of Oceanport  
315 E. Main Street  
Oceanport, NJ 07757

**RE: Application #PB 2014-11  
RPM Development – South Post  
Block 110.03, Lots 1 & 2  
Final Major Site Plan & Subdivision  
Monument Performance Bond Estimate**

Dear Ms. Smith:

Attached is a copy of the Monument Performance Guarantee Estimate for the above referenced subdivision plan based on Major Subdivision Plans prepared by MidAtlantic Engineering Partners, consisting of two (2) sheets, dated January 18, 2016, last revised January 20, 2016.

Bonds are required to be posted as follows:

	<u>Cash</u>	<u>90% Surety</u>	<u>Inspection Fee</u>
• Performance Guarantee	\$270.00	\$2,430.00	\$112.50

If you have any questions or need additional information, please do not hesitate to contact me.

Very truly yours,

T&M ASSOCIATES

ROBERT R. KEADY, JR., P.E., C.M.E.  
OCEANPORT BOROUGH SPECIAL PROJECTS ENGINEER

CLAIRE K. PETRUZZELLA, P.E., P.P., C.M.E.  
PRINCIPAL ENGINEER

CKP:

c: Raymond T. Poerio, Borough Administrator (via email: [rpoerio@oceanportboro.com](mailto:rpoerio@oceanportboro.com))  
Rick J. DeNoia, Esq., Board Attorney (via email: [DeNoiaLaw@aol.com](mailto:DeNoiaLaw@aol.com))  
Brendan McBride, RPM Development, LLC, Applicant (via email: [bmcbride@rpmdev.com](mailto:bmcbride@rpmdev.com))  
James E. Berube, Jr., Applicant's Attorney (via email: [jeb@jamesberubelaw.com](mailto:jeb@jamesberubelaw.com))  
Louis L. Zuegner IV, P.E., Applicant's Engineer (via email: [llz@midlanticeng.com](mailto:llz@midlanticeng.com))  
Kevin Shelly, P.E., Applicant's Engineer (via email: [kshelly@midatlanticeng.com](mailto:kshelly@midatlanticeng.com))

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11 TINDALL ROAD  
MIDDLETOWN, NJ 07748

**PERFORMANCE GUARANTEE AND INSPECTION ESCROW ESTIMATE**

**TITLE:** RPM DEVELOPMENT SOUTH POST

**BLOCK** 110.03      **LOTS** 1 & 2

<b>JOB NUMBER:</b> OPR1-R0200	<b>AMOUNT:</b> \$2,700.00
<b>BY:</b> CKP	<b>APPLICANT:</b> RPM DEVELOPMENT
<b>DATE:</b> 8/2/2016	77 PARK STREET
<b>MUNICIPALITY:</b> BOROUGH OF OCEANPORT	MONTCLAIR, NJ 07042

Item No.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	WORK COMPLETE	COST BALANCE
<b>SURVEY &amp; MONUMENTATION</b>							
1	MONUMENTS W/ENGINEERING	9	EA	\$250.00	\$2,250.00	0%	\$2,250.00

SUBTOTAL = \$2,250.00      BALANCE = \$2,250.00

PERFORMANCE GUARANTEE REQUIRED (120%) = \$2,700.00  
 10% CASH PORTION = \$270.00  
 90% BOND PORTION = \$2,430.00  
 5% INSPECTION ESCROW = \$112.50

- Notes:  
EROSION/SLOPE CONTROL MEASURES TO BE OBSERVED BY THE DEVELOPER TO CONTROL SILTATION IN ACCORDANCE WITH THE FREEHOLD SOIL CONSERVATION DISTRICT CERTIFIED PLAN AND PROVISIONS OF THE SOIL EROSION AND SEDIMENT CONTROL ACT, AND/OR AS DIRECTED BY THE MUNICIPAL ENGINEER AT THE TIME OF CONSTRUCTION.
- ADDITIONAL DRAINAGE MAY BE REQUIRED AT THE TIME OF CONSTRUCTION DUE TO FIELD CONDITIONS OR AS DIRECTED BY THE MUNICIPAL ENGINEER.

THIS ESTIMATE IS BASED ON PLANS TITLED "MAJOR SUBDIVISION PLAN, FORT MONMOUTH OFFICER'S HOUSING REDEVELOPMENT, BLOCK 110.03, LOTS 1 & 2" PREPARED BY MIDATLANTIC ENGINEERING PARTNERS, DATED 01/18/16, LAST REVISED 1/20/16, CONSISTING OF 2 SHEETS.



| YOUR GOALS. OUR MISSION.

OPRT-R0210

August 3, 2016

Via Email ([jsmith@oceanportboro.com](mailto:jsmith@oceanportboro.com))

Jeanne Smith, Planning Board Secretary  
Borough of Oceanport  
315 E. Main Street  
Oceanport, NJ 07757

**RE: Application #PB 2015-11  
RPM Development -- North Post  
Block 110.02, Lot 1  
Preliminary & Final Major Site Plan & Subdivision  
Monument Performance Bond Estimate**

Dear Ms. Smith:

Attached is a copy of the Monument Performance Guarantee Estimate for the above referenced subdivision plan based on Major Subdivision Plans prepared by MidAtlantic Engineering Partners, consisting of four (4) sheets, dated February 3, 2016.

Bonds are required to be posted as follows:

	<u>Cash</u>	<u>90% Surety</u>	<u>Inspection Fee</u>
• Performance Guarantee	\$1,020.00	\$9,180.00	\$425.00

If you have any questions or need additional information, please do not hesitate to contact me.

Very truly yours,

T&M ASSOCIATES

ROBERT R. KEADY, JR., P.E., C.M.E.  
OCEANPORT BOROUGH SPECIAL PROJECTS ENGINEER

CLAIRE K. PETRUZZELLA, P.E., P.P., C.M.E.  
PRINCIPAL ENGINEER

CKP:

c: Raymond T. Poerio, Borough Administrator (via email: [rpoerio@oceanportboro.com](mailto:rpoerio@oceanportboro.com))  
Rick J. DeNoia, Esq., Board Attorney (via email: [DeNoiaLaw@aol.com](mailto:DeNoiaLaw@aol.com))  
Brendan McBride, RPM Development, LLC, Applicant (via email: [bmcbride@rpmdev.com](mailto:bmcbride@rpmdev.com))  
James E. Berube, Jr., Applicant's Attorney (via email: [jeb@jamesberubelaw.com](mailto:jeb@jamesberubelaw.com))  
Louis L. Zuegner IV, P.E., Applicant's Engineer (via email: [llz@midlanticeng.com](mailto:llz@midlanticeng.com))  
Kevin Shelly, P.E., Applicant's Engineer (via email: [kshelly@midatlanticeng.com](mailto:kshelly@midatlanticeng.com))

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<b>PERFORMANCE GUARANTEE AND INSPECTION ESCROW ESTIMATE</b>	
TITLE: RPM DEVELOPMENT NORTH POST	
BLOCK 110.02      LOTS 1	
JOB NUMBER: OPRT-R0210	AMOUNT: \$10,200.00
BY: CKP	APPLICANT: RPM DEVELOPMENT
DATE: 8/2/2016	77 PARK STREET
MUNICIPALITY: BOROUGH OF OCEANPORT	MONTCLAIR, NJ 07042

Item No.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST	WORK COMPLETE	COST BALANCE
<b>SURVEY &amp; MONUMENTATION</b>							
1	MONUMENTS W/ENGINEERING	34	EA	\$250.00	\$8,600.00	0%	\$8,500.00
SUBTOTAL #					\$8,600.00	BALANCE #	\$8,500.00

PERFORMANCE GUARANTEE REQUIRED (120%) = \$10,200.00  
 10% CASH PORTION = \$1,020.00  
 90% BOND PORTION = \$9,180.00  
  
 6% INSPECTION ESCROW = \$426.00

1. Notes:  
 EROSION/SLOPE CONTROL MEASURES TO BE OBSERVED BY THE DEVELOPER TO CONTROL SILTATION IN ACCORDANCE WITH THE FREEHOLD SOIL CONSERVATION DISTRICT CERTIFIED PLAN AND PROVISIONS OF THE SOIL EROSION AND SEDIMENT CONTROL ACT, AND/OR AS DIRECTED BY THE MUNICIPAL ENGINEER AT THE TIME OF CONSTRUCTION.
2. CONTROL ACT, AND/OR AS DIRECTED BY THE MUNICIPAL ENGINEER AT THE TIME OF CONSTRUCTION.
3. ADDITIONAL DRAINAGE MAY BE REQUIRED AT THE TIME OF CONSTRUCTION DUE TO FIELD CONDITIONS OR AS DIRECTED BY THE MUNICIPAL ENGINEER.

THIS ESTIMATE IS BASED ON PLANS TITLED 'MAJOR SUBDIVISION PLAN, FORT MONMOUTH OFFICER'S HOUSING REDEVELOPMENT, BLOCK 110.02, LOT 1' PREPARED BY MIDATLANTIC ENGINEERING PARTNERS, DATED 02/03/16, CONSISTING OF 4 SHEETS.

**RESOLUTION OF THE BOROUGH OF OCEANPORT  
 MONMOUTH COUNTY, STATE OF NEW JERSEY  
 AUTHORIZING REDUCTION TO THE PERFORMANCE GUARANTEES  
 POSTED BY ACUTECARE HEALTH SYSTEM, LLC FOR ACUTECARE AT FORT  
 MONMOUTH, 1075 STEPHENSON AVE, BLOCK 110.01, LOT 1**

**Resolution #2017-  
 05-18-174**

**WHEREAS**, AcuteCare Health Systems, LLC has requested a Reduction of the Performance Guarantee posted for AcuteCare at Fort Monmouth located on Block 110.01, Lot 1, Borough of Oceanport; and

**WHEREAS**, the following Performance Guarantees currently in place are:

1. Cash Guarantee in the amount of \$294,229.92.

**WHEREAS**, William White, Borough Engineer, Maser Consulting, has reviewed and approved the reduction of the Performance Guarantee in a letter report dated April 28, 2017 in the following amount:

1. Reduction of the Performance Bond to not less than \$152,408.14
2. Reduction of the Cash Guarantee to not less than \$16,943.24

**WHEREAS**, the Borough Council of the Borough of Oceanport has considered the application and the report of the Borough's Engineer;

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Oceanport, County of Monmouth and State of New Jersey, that the Cash Guarantee is hereby reduced from \$294,229.92 to not less than \$152,408.14 in the form of a performance bond and the Cash Guarantee to not less than \$16,943.24.

**BE IT FURTHER RESOLVED** that the Mayor and Borough Clerk are authorized to sign or issue any appropriate documentation to give effect to the within resolution.

Motion:	Second:			
ROLL CALL	YES	NO	ABSTAIN	ABSENT
Cooper	( )	( )	( )	( )
Gallo	( )	( )	( )	( )
Irace	( )	( )	( )	( )
Kahle	( )	( )	( )	( )
Proto	( )	( )	( )	( )
Solan	( )	( )	( )	( )
Coffey	( )	( )	( )	( )

I certify that the foregoing Resolution #2017-\_\_\_\_\_ was adopted by the Oceanport Governing Body at the Regular Meeting held May 18, 2017

\_\_\_\_\_  
 JEANNE SMITH, RMC  
 BOROUGH CLERK





Engineers  
Planners  
Surveyors  
Landscape Architects  
Environmental Scientists

**Corporate Headquarters**  
331 Newman Springs Road, Suite 203  
Red Bank, NJ 07701  
T: 732.383.1950  
F: 732.383.1984  
www.maserconsulting.com

April 28, 2015  
**VIA EMAIL**

Jeanne Smith, RMC, Borough Clerk  
Borough of Oceanport  
315 East Main Street  
Oceanport, NJ 07757

Re: Acutecare @ Fort Monmouth  
Bond Reduction  
Borough of Oceanport, Monmouth County, New Jersey  
MC Project No. OPC-106

Dear Ms. Smith:

Our office has inspected the above-referenced project relative to reduction of the Performance Guarantee for the on-site improvements. Please be advised that the Contractor has completed eighty two (82) percent of the work; therefore, the Performance Guarantee can be reduced to thirty (30) percent of the original amount, which is the maximum reduction permitted. The ten (10) percent cash portion can be reduced to \$16,943.24 and the bond can be reduced to \$152,408.14 for a total Performance Guarantee of \$169,351.38. A Bond Reduction Worksheet is attached.

The deficiency list will be forwarded under separate cover.

Should you have any questions or require additional information, please do not hesitate to contact me directly.

Very truly yours,

MASER CONSULTING P. A.

A handwritten signature in black ink, appearing to read 'W.H. White, III'.

William H.R. White, III, P.E., P.P., C.M.E.  
Borough Engineer

WHW/nb  
Attachment  
cc: Dina Wegrzniak, (via email, dina@acutecarehs.com)

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Customer Loyalty through Client Satisfaction

**PERFORMANCE BOND REDUCTION WORKSHEET**

ORIGINAL ( 3/19/2015 )						COMPLETED			BALANCE		
Item	Description	Unit	Quantity	Unit Price	Total	Quantity	Total	%	Quantity	Total	%
<b>Demolition</b>											
1	Fence	L.F.	1360	\$3.50	\$4,760.00	0.00	\$0.00	0%	1360.00	\$4,760.00	100%
2	Concrete Bollards	UNIT	36	\$150.00	\$5,400.00	10.80	\$1,620.00	30%	25.20	\$3,780.00	70%
<b>Pavement</b>											
1	Excavation, Unclassified	C.Y.	1260	\$30.00	\$37,800.00	1260.00	\$37,800.00	100%	0.00	\$0.00	0%
2	2" I-5 Surface Course	Ton	790	\$85.00	\$67,150.00	790.00	\$67,150.00	100%	0.00	\$0.00	0%
3	4" I-2 Base Course	Ton	772	\$85.00	\$65,620.00	772.00	\$65,620.00	100%	0.00	\$0.00	0%
4	6" Thick Dense Graded Aggregate	S.Y.	3214	\$10.00	\$32,140.00	3214.00	\$32,140.00	100%	0.00	\$0.00	0%
5	Tack Coat	GAL	660	\$1.00	\$660.00	660.00	\$660.00	100%	0.00	\$0.00	0%
6	Paving Fabric	S.Y.	929	\$4.50	\$4,180.50	650.30	\$2,926.35	70%	278.70	\$1,254.15	30%
<b>Curb and Sidewalk/Misc. Concrete</b>											
1	Concrete Vertical Curb	L.F.	560	\$25.00	\$14,000.00	560.00	\$14,000.00	100%	0.00	\$0.00	0%
2	4" Thick Concrete Sidewalk	S.Y.	310	\$45.00	\$13,950.00	310.00	\$13,950.00	100%	0.00	\$0.00	0%
<b>Drainage</b>											
1	Reconstructed Inlet Type "B", Using New Casting	Unit	20	\$1,500.00	\$30,000.00	0.00	\$0.00	0%	20.00	\$30,000.00	100%
2	Reconstructed Inlet Type "A", Using New Casting	Unit	8	\$1,500.00	\$12,000.00	0.00	\$0.00	0%	8.00	\$12,000.00	100%
3	Reconstruct Manhole	Unit	2	\$1,500.00	\$3,000.00	0.00	\$0.00	0%	2.00	\$3,000.00	100%
4	Inlet, Type "B"	Unit	2	\$2,000.00	\$4,000.00	0.00	\$0.00	0%	2.00	\$4,000.00	100%
5	New Manhole	Unit	4	\$2,000.00	\$8,000.00	0.00	\$0.00	0%	4.00	\$8,000.00	100%
6	Bicycle Safe Grate	Unit	30	\$250.00	\$7,500.00	9.00	\$2,250.00	30%	21.00	\$5,250.00	70%
7	Curb Piece, Type "N"	Unit	22	\$200.00	\$4,400.00	15.40	\$3,080.00	70%	6.60	\$1,320.00	30%
8	Connect to Existing Structure	Unit	1	\$500.00	\$500.00	0.00	\$0.00	0%	1.00	\$500.00	100%
<b>Landscaping</b>											
1	Thurja Accidentalls "Techny" Mission Arborvitae	Unit	9	\$130.00	\$1,170.00	0.00	\$0.00	0%	9.00	\$1,170.00	100%
2	Plantings	Lump Sum	1	\$41,400.00	\$41,400.00	0.90	\$37,260.00	90%	0.10	\$4,140.00	10%
3	Grass Seed/Mulch	Lump Sum	1	\$10,000.00	\$10,000.00	0.90	\$9,000.00	90%	0.10	\$1,000.00	10%
<b>Lighting</b>											
1	Site Lighting Improvements	Lump Sum	1	\$27,500.00	\$27,500.00	1.00	\$27,500.00	100%	0.00	\$0.00	0%
<b>Soil Erosion and Sediment Control</b>											
1	Soil Erosion and Sediment Control	Lump Sum	1	\$10,000.00	\$10,000.00	0.70	\$7,000.00	70%	0.30	\$3,000.00	30%
<b>Traffic Control and Striping</b>											
1	Traffic Signs	UNIT	58	\$180.00	\$10,440.00	58.00	\$10,440.00	100%	0.00	\$0.00	0%
2	Stop Bar	UNIT	15	\$200.00	\$3,000.00	15.00	\$3,000.00	100%	0.00	\$0.00	0%

**PERFORMANCE BOND REDUCTION WORKSHEET**

ORIGINAL ( 3/19/2015 )						COMPLETED			BALANCE		
Item	Description	Unit	Quantity	Unit Price	Total	Quantity	Total	%	Quantity	Total	%
3	Traffic Markings	S.F.	2000	\$10.00	\$20,000.00	2000.00	\$20,000.00	100%	0.00	\$0.00	0%
4	Traffic Striping, 4" Wide	L.F.	8400	\$2.00	\$16,800.00	8400.00	\$16,800.00	100%	0.00	\$0.00	0%
<b>Miscellaneous</b>											
1	Chain Link Fence with Privacy Slats	L.F.	80	\$25.00	\$2,000.00	56.00	\$1,400.00	70%	24.00	\$600.00	30%
2	Paver Patio	S.F.	1200	\$7.50	\$9,000.00	1200.00	\$9,000.00	100%	0.00	\$0.00	0%
3	Detectable Warning Surface	UNIT	23	\$175.00	\$4,025.00	5.75	\$1,006.25	25%	17.25	\$3,018.75	75%
<b>Totals</b>					\$470,395.50		\$383,602.60	82%		\$86,792.90	18%
<b>TOTAL ESTIMATED COST IMPROVEMENTS:</b>					\$470,395.50		\$383,602.60			\$86,792.90	
X120% FOR BOND AMOUNT:					\$564,474.60		\$460,323.12			\$104,151.48	
90% SURETY					\$508,027.14		\$414,290.81			\$93,736.33	
10% CASH GUARANTEE					\$56,447.46		\$46,032.31			\$10,415.15	
Percentage of Project Completion								82%			