

PERMIT # 00-0392

SIGN OFF

FINAL APPROVAL FOR CERTIFICATE OF APPROVAL

OWNER: BUCKINGHAM PLACE @ SOUTH BRUNSWICK

The contractor/developer has requested a Certificate of Occupancy or Approval. Sign-off of this sheet certifies all site plan conditions have been constructed, installed, tested or the obligations guaranteed and approved by the agency signing. Water Department sign off signifies all water valves have been verified as full open.

WATER DEPARTMENT _____ DATE _____

FREEHOLD SOIL DISTRICT COMPLIANCE REQUIRED: YES _____ NO _____

* Approval given to provide
\$25000.00 Bond

09-90, 01-07-91



CONSULTING AND MUNICIPAL ENGINEERS

732-727-8000

REPORT TO CONSTRUCTION OFFICIAL
FOR CERTIFICATE OF OCCUPANCY

CME FILE # P-SO-20097-01/PHASE# 1-630-0000-01
 MUNICIPALITY TOWNSHIP OF SOUTH BRUNSWICK
 BLOCK 97 LOT 13.07
 SUBDIVISION BUCKINGHAM PLACE
 SITE PLAN Raymond Road
 ADDRESS

Performance Bond on File

Not Applicable

Required

Installed

Partially Installed

Not Installed

No Apparent Defects

Damaged/Defective - Repair/Replacement Required

Unacceptable Health/Safety Hazard

Essential Facility Not Operational

Incomplete Minor Facility

Guarantee Required for Minor Deficiency

Basis for Negative Report

Basis for Conditional Report

See Comment #

ESSENTIAL UTILITIES:

Operational Sewerage System

✓

✓

Approved Potable Water Supply

✓

✓

Operational Street Light

✓

✓

REQUIRED IMPROVEMENTS:

Storm Drainage

✓

✓

Street Curbing

✓

✓

Street Paving

✓

✓

Street Sidewalk

✓

✓

Concrete Driveway Apron

✓

Road Shoulder Seeding

✓

✓

Buffer Planting

✓

✓

Street Sign

✓

✓

Warning/Regulatory Sign

✓

✓

Basement Drain Outfall System

✓

Shade Trees/Street Trees

✓

✓

Detention Pond

✓

Erosion Control

✓

✓

ON-TRACT IMPROVEMENTS:

Acceptable Lot Grading

✓

✓

Topsoil & Seeding/Sod

✓

✓

Bituminous Concrete Driveway

✓

Acceptable Clean-up/No Debris

✓

✓

Sump Pump & Discharge Piping

✓

✓

ADMINISTRATIVE COMMENTS:

1. A \$25,000⁰⁰ BOND IS REQUIRED
2. FOR LANDSCAPING, MINOR STORM
3. SEWER IMPROV., AND AS-BUILT
4. PLANS.
- 5.

INSPECTION BY: JP #655

DATE: 11/21/2001

ACCEPTABLE

X

UNACCEPTABLE

OTHER: APPROXIMATE TO PAVING

RELEASED BY:

\$25,000.00 BOND

cc:

CME ASSOCIATES
TOWNSHIP ENGINEER'S OFFICE

DATE

11/26/2001



JOHN H. ALLGAIR, P.E., P.P.
DAVID J. SAMUEL, P.E., P.P.
JOHN J. STEFANI, P.E., L.S., P.P.
JAY B. CORNELL, P.E., P.P.
MICHAEL J. McCLELLAND, P.E., P.P.
GREGORY R. VALES, P.E., P.P.

TIMOTHY W. GILLEN, P.E., P.P.
BRUCE M. KOCH, P.E., P.P.
ERNEST J. PETERS, JR., P.E., P.P.

November 30, 2001

Global Investment
203 Main Street
Metuchen, New Jersey 08840

Attn: David Morgan

**Re.: Township of South Brunswick
Buckingham Place Site Plan
Our File No.: P-SO-Z0097-01**

Dear Mr. Morgan,

In accordance with your request this letter will serve to confirm that the Township of South Brunswick will require a bond in the amount of \$25,000.00 from Peter J. Saker, Inc. and Buckingham Place at South Brunswick LLC prior to the issuance of a Certificate of Occupancy in order to guarantee the completion of the attached punchlist related items.

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

Very truly yours,

Jay B. Cornell, PE
CME Associates

JBC/sv

cc: Township File





TOWNSHIP OF SOUTH BRUNSWICK
BUCKINGHAM PLACE SITE PLAN
UPDATED PUNCHLIST

Revised: October 31, 2001

II. SIDEWALK

1. Raymond Road – sidewalk from left side of driveway along Raymond Road to Deerpark Drive is missing.

III. STORM SEWER SYSTEM

1. Inlet No. E3-1 – casting is misaligned, remove sand and debris, remove old ladder rungs.
2. Inlet No. E4 – remove fabric from casting.
3. Inlet No. A6 – correct standing water problem in the channel.
4. No. A2-4 – outlet structure – install trash rack, aluminum grate, and plate with 4" orifice as per the approved plan.
5. Inlet No. A2-2 – remove ladder rung over the pipe.

IV. WATER DISTRIBUTION

1. Provide water as-builts for review.
2. Township Water Department to verify approval of valves, curb stops, fire hydrants, etc.

V. SANITY SEWER SYSTEM

1. Provide sanitary sewer as-built for review
2. Township Sewer Department to verify approval of sanitary improvements
3. Adjust sanitary sewer clean out in the lawn area to grade.

VI. LANDSCAPING

1. Landscaping to be completed in accordance with approved plan (See attached punchlist)
2. Topsoil, seed and mulch is needed along the sidewalk on Raymond Road.





Township of South Brunswick
Buckingham Place Site Plan
Page 2

VIII. MISCELLANEOUS

1. All outstanding conditions of Resolution of Approval to be addressed
2. Detention basin construction to be certified by a Licensed Professional Engineer
3. Complete the construction of fire lane between Raymond Road and Deerpark Drive as per the Fire Marshal requirements.
4. Remove all construction debris from the parking area and walkways.
5. Install traffic control signs and striping as per the approved plan
 - a. The plan call for a double yellow lines at the entrance
 - b. Missing two R5-1 sign near the main entrance
6. Install proposed stainless steel chains, and gates for the emergency access path as indicated on the approved plan.
7. Install project sign as per the approved plan.
8. Install 14 (units) bollard lights as indicated on the approved plan.
9. Submit a site as-built grading plan for review.



MEMORANDUM

DATE: November 7, 2001
TO: Jay Cornell, PE
FROM: Joe Savona CLA
RE: Buckingham Place
Overall Landscape Evaluation
Our File: P-SO-Z0097-01

Please be advised that a landscape evaluation was performed at the above-referenced site on October 22 and 24, 2001 to confirm the proposed landscape materials as indicated on the approved Landscape Plan, dated September 19, 1997 last revised December 7, 1999, were satisfactorily installed. The following items are deficient and in need of corrective work:

West Side of Raymond Road Entrance:

1. Replace two (2) undersized VIDE (Arrowwood Viburnum) within a grouping of 2.
2. Replace three (3) undersized LEFO (Rainbow Leucothoe) within a grouping of 3.
3. Provide two (2) missing HEST (Stella 'D' Oro Yellow Daylily) within a grouping of 14.
4. Replace eight (8) unapproved substitutions of Catawba Rhododendron for RHKU (Appleblossum Azalea) within a grouping of 8.
5. Replace one (1) undersized COFL (Flowering Dogwood).

North and West Side of Emergency Access:

6. Replace one (1) dying PIST (Eastern White Pine) within a grouping of 4.
7. Replace four (4) unapproved substitutions of Colorado Blue Spruce for PIOM (Serbian Spruce) within a grouping of 4.
8. Replace five (5) unapproved (2 undersized) substitutions of Norway Spruce and two (2) unapproved and undersized substitutions of Colorado Blue Spruce for PIOM (Serbian Spruce).

Parking Area South of Facility along Woodline:

9. Replace three (3) unapproved substitutions of Red Maple for FRPN (Newport Ash) within a grouping of 3 located south of the Recreation Chapel.
10. Replace three (3) unapproved substitutions of Colorado Blue Spruce for PIOM (Serbian Spruce).
11. Replace one (1) unapproved substitution of Red Maple for FRPN (Newport Ash).

Southern Detention Basin along East Side of Site:

12. Replace two (2) unapproved substitutions of undersized Colorado Blue Spruce for PIOM (Serbian Spruce located at the south end of the basin.
13. Remove one (1) existing Norway Maple (approx. 9" caliper) located at the east side of the basin since it has an excessive lean and poses a safety hazard.
14. Replace five (5) unapproved substitutions of Norway Spruce for PIOM (Serbian Spruce) within a grouping of 5 located along the east side of the basin.
15. Provide five (5) missing ILCG (Green Luster Holly) within a grouping of 5 located along the east side of the basin.
16. Replace four (4) unapproved substitution of Red Maple for FRPN (Newport Ash) located along the west side of the basin.

Northern Detention Basin along East Side of Site:

17. Replace two (2) unapproved substitutions of Red Maple for FRPN (Newport Ash) within a grouping of 2 located at the south east corner of the basin.
18. Provide three (3) missing VIDE (Arrowwood Viburnum) within a grouping of 5 located near the outlet structure at the south end of the basin.
19. Replace one (1) TADI (Bald Cypress) with severe dead wood located at the south end of the basin.
20. Replace one (1) dead and provide two (2) missing ILCG (Green Luster Holly) within a grouping of 7 located along the east side of the basin near the south end of the basin.
21. Replace three (3) unapproved substitutions of Norway Spruce for PIOM (Serbian Spruce) within a grouping of 3 located along the east side of the basin near the south end.
22. Replace two (2) unapproved substitutions of Colorado Blue Spruce for PIOM (Serbian Spruce) within a grouping of 2 located along the east side of the basin near the center.
23. Provide one (1) missing ILCG (Green Luster Holly) within a grouping of 4 located along the east side of the basin near the center.
24. Replace one (1) dying PIST (Eastern White Pine) within a grouping of 6 located at the north end of the basin.
25. Provide two (2) missing ILCG (Green Luster Holly) within a grouping of 10 located near the northwest corner of the basin.
26. Replace nine (9) undersized EUAC (Dwarf Winged Euonymus) within a grouping of 9 located near the northwest corner of the basin.

27. Replace three (3) unapproved substitutions of Red Maple for FRPN (Newport Ash) located along the west side of the basin.
28. Replace fifteen (15) undersized and three (3) dying EUAC (Dwarf Winged Euonymus) within a grouping of 19 located along the west side of the basin.
29. Replace twelve (12) undersized EUAC (Dwarf Winged Euonymus) within a grouping of 12 located along the west side of the basin.
30. Replace nine (9) undersized and one (1) dying EUAC (Dwarf Winged Euonymus) within a grouping of 10 located along the west side of the basin.
31. Replace four (4) undersized EUAC (Dwarf Winged Euonymus) within a grouping of 4 located at the southwest corner of the basin.

East of the Raymond Road Entrance:

32. Provide one (1) missing COFL (Flowering Dogwood).
33. Replace four (4) dying EUAC (Dwarf Winged Euonymus) within a grouping of 7.
34. Replace six (6) undersized LEFO (Rainbow Leucothoe) within a grouping of 6.

Drop-off Area Island:

35. Replace five (5) unapproved substitutions of Catawba Rhododendron for RHKU (Appleblossum Azalea) within a grouping of 5.

Foundation Plantings along the Perimeter of the Facility:

36. Replace one (1) undersized COFL (Flowering Dogwood) and replace one (1) unapproved substitution of Red Maple for FRPN (Newport Ash) located at the north side of the Recreation Chapel.
37. Replace two (2) undersized AMLA (Snow Cloud Allegheny Serviceberry) within a grouping of 2 and replace one (1) unapproved and undersized substitution of Meserve Holly for ILOP (American Holly) located near the south west corner of the Assisted Living Facility near the emergency access.
38. Provide three (3) missing PEAL (Dwarf Fountain Grass) within a grouping of 6, provide one hundred seventy five (175) missing HEHE (English Ivy) within a grouping of 175 located west of the facility's main entrance.
39. Provide six (6) missing HEST (Stella 'D' Oro Yellow Daylily) within a grouping of 18 and replace three (3) unapproved and undersized substitutions of Catawba Rhododendron for RHKU (Appleblossum Azalea) within a grouping of 3 located within the parking lot island east of the facility's main entrance.

40. Install all plantings as indicated on the approved plans within the landscape bed east of the facility's main entrance. Currently, this area is under construction.
41. Provide five (5) missing HEHY (Hyperion Yellow Daylily) within a grouping of 23, replace six (6) undersized substitutions of Catawba Rhododendron for RHKU (Appleblossum Azalea) within a grouping of 6, provide one (1) missing IREN (Dark Drapery Purple Japanese Iris) and provide five (5) missing LIMB (Big Blue Lily Turf) within a grouping of 26 located within the corner parking lot island near the northeast corner of the building.
42. Replace one (1) undersized COFL (Flowering Dogwood) located at the northeast corner of the building.
43. Replace one (1) undersized MAVI (Sweetbay Magnolia) located along the east side of the building.
44. Replace one (1) unapproved substitution of Meservea Holly for AMLA (Snow Cloud Allegheny Serviceberry) located along the east side of the building at the south end.
45. Provide one (1) missing VIPS (Shasta Doublefile Viburnum), replace six (6) dying THOC (Dark American Arborvitae) within a grouping of 8, replace one (1) unapproved substitution of Red Maple for FRPN (Newport Ash) and replace one (1) dying RHCR (Roseum Elegans Rhododendron) within a grouping of 7 located at the southeast corner of the building.
46. Replace four (4) dying THOC (Dark American Arborvitae) within a grouping of 11, provide one (1) missing MAFL (Japanese Flowering Crabapple) and replace one (1) unapproved substitution of Red Maple for FRPN (Newport Ash) located at the south end of the building near the generator area.
47. Provide two (2) missing EUAC (Dwarf Winged Euonymus) within a grouping of 2, provide four (4) missing RHCC (Chionoides Rhododendron) within a grouping of 4 and replace three (3) dying THOC (Dark American Arborvitae) within a grouping of 6 located along the west side of the service area.
48. Replace three (3) dying THOC (Dark American Arborvitae) within a grouping of 14, replace one (1) unapproved substitution of Red Maple for FRPN (Newport Ash), replace one (1) unapproved substitution of Norway Spruce for PIOM (Serbian Spruce) located along the west side of the building near the Service / Loading Area.
49. Replace one (1) undersized MAVI (Sweetbay Magnolia), provide one (1) missing MYPE (Northern Bayberry) within a grouping of 3, provide one (1) missing ILCG (Green Luster Holly) and provide one (1) missing SPGL (Little Princess Spirea) located near the east side of the cul-de-sac south of the Recreation Chapel.
50. Provide eighteen (18) missing PEAL (Dwarf Fountain Grass) within a grouping of 18 and replace three (3) unapproved and undersized substitutions of boxwood specie for MYPE (Northern Bayberry) within a grouping of 3 located near the southeast corner of the Recreation Chapel.

General Comments

51. A significant quantity of foundation plantings are identified on the approved plans as being, "cordinated and designed with the final architectural." The planting plans which specify the overall foundation plantings should be provided to our office for review and approval prior to the designated areas (currently empty mulch beds) being planted. Also, some areas of the foundation plantings along the north side of the building were incomplete at the time of the field walks.
52. A substitution letter should be provided to our office for review and approval for all substitutions indicated as being "unapproved".
53. All replacement trees and shrubs shall be sized, installed and staked as per the approved plan. Any plant substitutions shall be submitted in writing to the Township Engineer for approval prior to installation.



JOHN H. ALLGAIR, P.E., P.P.
DAVID J. SAMUEL, P.E., P.P.
JOHN J. STEFANI, P.E., L.S., P.P.
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BRUCE M. KOCH, P.E., P.P.
ERNEST J. PETERS, JR., P.E., P.P.

MEMO TO: Ms. Barbara Gut – Deputy Township Clerk

FROM: Jay B. Cornell, PE – Township Engineer's Office 

DATE: December 5, 2001

SUBJECT: Buckingham Place Site Plan
Block 97, Lot 13.07
Our File No.: P-SO-Z0097-01

Transmitted herein for your further handling please find the following bond that was recently received by the Township Engineering Department for the above referenced project:

Incomplete Site Work

Purpose of Bond: Incomplete Site Work
Bonding Company: First Indemnity of America Insurance Company
Bond Number: FP0009551
Date of Bond: December 3, 2001
Bond Amount: \$25,000.00

Please advise if you require any further information from our office relative to this matter.

JBC/sv

cc: Township File
Finance Department



SITE IMPROVEMENT
PERFORMANCE BOND

BOND # FP0009551

KNOW ALL MEN BY THESE PRESENTS: That we, Peter J. Saker Inc., and Buckingham Place
at South Brunswick LLC 912 Highway 33 & Howell Road, Freehold, NJ 07728

as Principal, and First Indemnity of America Insurance Company [^]
corporation authorized to do business in the State of New Jersey having an
office and place of business at
119 Littleton Rd., Parsippany, NJ 07054

as Surety, are held and firmly bound unto Township of South Brunswick

as obligee, in the sum of

Twenty Five Thousand 00/100

Dollars (\$ 25,000.00)

lawful money of the United States of America, for which payment well and truly
to be made, we bind ourselves, our heirs, executors, administrators,
successors, and assigns, jointly and severally firmly by these presents.

SIGNED, SEALED AND DATED THIS 3rd DAY OF December 2001

Whereas, the Principal has entered into an agreement with the

Township of South Brunswick as Obligee,
guaranteeing only that the Principal will complete site improvements as per
ESTIMATE PREPARED BY: CME Associates

3141 Bordentown Avenue, Parlin, NJ 08859-1162

attached to and made part hereto
at certain land known as Buckingham Place Site Plan

all of which improvements shall be completed
on or before the date set forth in the agreement or any extension thereof

Now, therefore, the condition of this obligation is such, that if the
principal shall carry out all the terms of said agreement relating to the site
improvements only and perform all the work as set forth in the attached
agreements then this obligation shall be null and void otherwise to remain in
full force and effect.

No party other than the Obligee shall have any rights hereunder as
against the Surety.

The aggregate liability of the Surety on the Bond Obligation shall not
exceed the sum thereof for any reason whatsoever.

ATTEST: _____

PRINCIPAL:

Peter J. Saker Inc., and Buckingham Place at South
Brunswick LLC

BY: _____

ATTEST: _____

L.S.

individual

ATTEST: _____

L.S.

individual

First Indemnity of America Insurance Company
Surety

ATTEST: Lisa Diana

BY: Timothy J. Wagner
Timothy J. Wagner Attorney-in-fact

CERTIFICATION

(To be completed by an authorized certifying agent for each surety on the bond.)

I, Timothy J. Wagner as ATTORNEY-IN-FACT for First Indemnity of America Insurance Company, a corporation domiciled in New Jersey, DO HEREBY CERTIFY that, to the best of my knowledge, the foregoing statements made by me are true and acknowledge that if any of those statements are false, this bond is voidable.

Timothy J. Wagner
Signature

Timothy J. Wagner
Print Name

ATTORNEY-IN-FACT
Title



FIRST INDEMNITY OF AMERICA INSURANCE COMPANY

119 Littleton Road
Parsippany, NJ 07054
Fax: (973) 402-0770
(973) 402-1200

SURETY DISCLOSURE STATEMENT AND CERTIFICATION

First Indemnity of America Insurance Company ("the Surety"), on the attached bond, hereby certifies the following:

1. The Surety meets the applicable capital and surplus requirements of R.S. 17.17-6 or R.S. 17.17-7 as of the Surety's most current annual filing with the New Jersey Department of Insurance.
2. The capital and surplus, as determined in accordance with the applicable laws of the State of New Jersey, is in the amount set forth on the annexed sheet, which said amount has been certified and is on file with the New Jersey Department of Insurance as required by law. Copies of the Annual Statement reflecting such information are on file with the New Jersey Department of Insurance and may be obtained from that agency.
3. The amount of the bond to which this statement and certification is attached is \$ 25,000.00.
4. The bond annexed hereto may be reinsured pursuant to treaties of reinsurance between First Indemnity of America Insurance Company and any of the reinsurers set forth in Schedule F, Parts (1) (2) (3) and (4) of the Annual Statement for First Indemnity of America Insurance Company for the year ended December 31, 2000, as on file with the New Jersey Department of Insurance.
5. The Surety certifies that each reinsurer referred to in Item (5) satisfies the credit for reinsurance requirement established by law as of the date on which the bond to which this statement and certification is attached shall have been issued.

FIRST INDEMNITY OF AMERICA
INSURANCE COMPANY

119 Littleton Road Parsippany, New Jersey 07054
Telephone: (973) 402-1200

POWER OF ATTORNEY FOR BONDS AND UNDERTAKINGS

Know All Men By These Presents: That First Indemnity of America Insurance Company, a Corporation of the State of New Jersey does hereby Appoint David A. Morgan, Timothy J. Wagner and Barbara Kirk, its true and lawful Attorneys-in-Fact: to make, execute, sign, acknowledge, affix the Company Seal to, deliver any and all surety bonds, undertakings, recognizances, and other contracts of indemnity and writings obligatory in the nature of a bond, for and on behalf of said Company and as an act and deed of said Company, NOT TO EXCEED FIVE MILLION DOLLARS FOR ANY BOND OR CONTRACT PRICE.

IN WITNESS WHEREOF, First Indemnity of America Insurance Company of the State of New Jersey has executed these presents this 30th day of January, 2001.



Patrick J. Lynch

Patrick J. Lynch, President

STATE OF NEW JERSEY)
COUNTY OF MORRIS) ss:

on this 30th day of January, 2001, before me came the above named officer of First Indemnity of America Insurance Company of New Jersey, to me personally known to be the individual and officer described herein, and acknowledge that he executed the foregoing instrument and affixed the seal of said corporation thereto by authority of this office.



Frances A. Frazzano

Frances A. Frazzano
Notary Public, State of New Jersey
My term expires on May 10, 2002

CERTIFICATE

Excerpts of Resolutions (Article V, Paragraph 5, of the By-Laws of said Company) adopted by the Board of Directors of the First Indemnity of America Insurance Company of the State of New Jersey, June 13, 1996.

RESOLVED, that the President, or any one of the Vice Presidents specially authorized to do so by the Board of Directors, or by the Executive Committee, shall have power, by and with the concurrence of the Secretary or any one of the Assistant Secretaries, to appoint Attorneys-in-Fact as the business of the company may require, or to authorize any person or persons to execute on behalf of the Company any bonds, undertakings, recognizances, stipulations, policies, contracts, agreements, deeds, and release and assignment of judgements, decrees, mortgages and instruments in the nature of mortgages, and also all other instruments and documents which the business of the Company may require and to affix the Seal of the Company thereto.

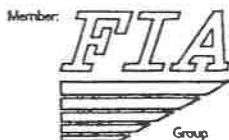
RESOLVED, that the signatures and attestations of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating to the Power of Attorney by facsimile and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the Company with respect to any bond, undertaking, recognizances or other contract of indemnity of writing obligatory in the nature thereof.

I, Jane E. Lynch, Secretary of First Indemnity of America Insurance Company of New Jersey, do hereby certify that the foregoing excerpts of the Resolution adopted by the Board of Directors of the Corporation and the Powers of Attorney issued pursuant thereto, are true and correct and that both the Resolution and the Powers of Attorney are in full force and effect.

IN WITNESS WHEREOF, I have herewith set my hand and affixed the seal of said Corporation this 3rd day of December 2001.



Jane E. Lynch
Jane E. Lynch, Secretary



FIRST INDEMNITY OF AMERICA INSURANCE COMPANY

119 Littleton Road

Parsippany, New Jersey 07054

Telephone - (973) 402-1200

STATEMENT OF FINANCIAL CONDITION AS OF DECEMBER 31, 2000

BONDS.....	\$1,422,500.00
PREFERRED STOCKS.....	\$876,820.00
COMMON STOCKS.....	\$154,930.00
MORTGAGE LOANS.....	\$689,054.00
REAL ESTATE.....	\$1,866,682.00
CASH AND SHORT-TERM INVESTMENTS.....	\$3,906,705.00
OTHER INVESTED ASSETS.....	\$670,142.00
PREMIUMS IN COURSE OF COLLECTION (UNDER 90 DAYS)	\$1,865,609.00
FUNDS HELD BY OR DEPOSITED WITH REINSURED COMPANIES..	\$499,434.00
REINSURANCE RECOVERABLE ON LOSS AND LAE PAYMENTS.....	\$1,212,719.00
INTEREST, DIVIDENDS AND REAL ESTATE INCOME DUE ACCRUED	\$42,543.00
CONTRACT MONEY RECEIVABLE.....	\$572,949.00
FUNDS HELD-PROFIT COMMISSION.....	\$203,357.00
OTHER ASSETS.....	\$313,831.00

TOTAL ADMITTED ASSETS..... \$14,297,275.00

RESERVE FOR LOSSES AND LOSS EXPENSES.....	\$5,705,034.00
OTHER EXPENSES (EXCLUDING TAXES, LICENSES AND FEES)..	\$50,000.00
TAXES, LICENSES AND FEES.....	\$3,403.00
UNEARNED PREMIUMS.....	\$2,547,344.00
FUNDS HELD UNDER REINSURANCE TREATIES.....	\$914,901.00
PROVISION FOR REINSURANCE.....	\$83,994.00
AGGREGATE WRITE-INS FOR LIABILITIES.....	\$300,000.00

TOTAL LIABILITIES..... \$9,604,676.00

CAPITAL STOCK, PAID UP.....	\$3,500,000.00
UNASSIGNED FUNDS (SURPLUS).....	\$1,192,600.00
SURPLUS AS REGARDS POLICYHOLDERS.....	\$4,692,600.00

TOTAL LIABILITIES AND SURPLUS..... \$14,297,276.00

I, John P. Teevan, Jr., Treasurer of First Indemnity of America Insurance Company, do hereby certify that the foregoing statement is a correct exhibit of the assets and surplus of the said company, on the 31st day of December, 2000, according to the best of my information, knowledge, and belief.

STATE OF NEW JERSEY)
COUNTY OF MORRIS) ss:

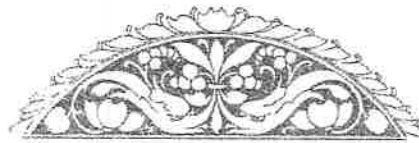


John P. Teevan Jr.
John P. Teevan, Jr.
Treasurer

Subscribed and sworn to, before me, a Notary Public of the State of New Jersey in the Township of Parsippany - Troy Hills, this 13th day of August, 2001.



Frances A. Frazzani
Frances A. Frazzani, Notary Public
My Commission Expires May 10, 2002



BUCKINGHAM PLACE

August 19, 2002

Barbara Gut
Township Clerk
South Brunswick Township
PO Box 190
Monmouth Junction, NJ 08852

RE: Request for release of Site Improvement Performance Bond(s)
124183, 124188, 124189, 124190, Block 97, Lot 13.07

Dear Ms. Gut:

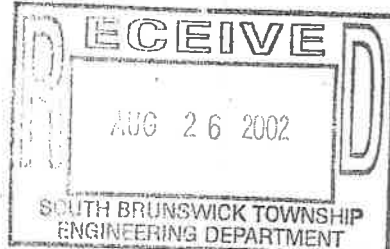
We are requesting the above referenced bonds be released. The improvements are completed and the certificate of occupancy has been issued by the Township.

Thank you.

Sincerely,

Constantine Vleides, II
Cochairman

C: Peter J. Saker, Jr.



"Providing Assisted Living and Adult Day Health Services with Excellence"

155 Raymond Road • Princeton, NJ 08540
732-329-8888 • Fax: 732-329-8813

*C: attorney
engineer*

SITE IMPROVEMENT
PERFORMANCE BOND

BOND # 124183

KNOW ALL MEN BY THESE PRESENTS: That we, Buckingham Place at South Brunswick
L.L.C.

as Principal, and Frontier Insurance Company
corporation authorized to do business in the State of New Jersey having an
office and place of business at
2636 Elm Hill Pike, Suite 500, Nashville, Tn. 37214

as Surety, are held and firmly bound unto Township of South Brunswick

as obligee, in the sum of
Twenty Seven Thousand Seven Hundred Eighty Five Dollars and 00/100

Dollars (\$ 27,785.00)

lawful money of the United States of America, for which payment well and truly
to be made, we bind ourselves, our heirs, executors, administrators,
successors, and assigns, jointly and severally firmly by these presents.

SIGNED, SEALED AND DATED THIS 8th DAY OF February 2000

Whereas, the Principal has entered into an agreement with the
Township of South Brunswick

guaranteeing only that the Principal will complete site improvements as per
ESTIMATE PREPARED BY: the South Brunswick Township Engineer under Estimate

Number 17-2000 dated January 27, 2000

attached to and made part hereto
at certain land known as Block 97 Lot 13.07 Buckingham Place 96-012A

all of which improvements shall be completed
on or before the date set forth in the agreement or any extension thereof

Now, therefore, the condition of this obligation is such, that if the
principal shall carry out all the terms of said agreement relating to the site
improvements only and perform all the work as set forth in the attached
agreements then this obligation shall be null and void otherwise to remain in
full force and effect.

No party other than the Obligee shall have any rights hereunder as
against the Surety.

The aggregate liability of the Surety on the Bond Obligation shall not
exceed the sum thereof for any reason whatsoever.

ATTEST: [Signature] PRINCIPAL:
Buckingham Place at South Brunswick L.L.C.

By: [Signature] MANAGER

ATTEST: _____

ATTEST: _____

L.S.
individual

L.S.
individual

Frontier Insurance Company
Surety

ATTEST: [Signature] BY: [Signature]
David A. Morgan Attorney-in-fact

SITE IMPROVEMENT
PERFORMANCE BOND

BOND # 124188

KNOW ALL MEN BY THESE PRESENTS: That we, Buckingham Place at South Brunswick

as Principal, and Frontier Insurance Company
corporation authorized to do business in the State of New Jersey having an
office and place of business at
2636 Elm Hill Pike, Suite 500, Nashville, Tn. 37214

as Surety, are held and firmly bound unto Township of South Brunswick

as obligee, in the sum of
Nineteen Thousand One Hundred Forty Three Dollars and 00/100

Dollars(\$ 19,143.00)
lawful money of the United States of America, for which payment well and truly
to be made, we bind ourselves, our heirs, executors, administrators,
successors, and assigns, jointly and severally firmly by these presents.

SIGNED, SEALED AND DATED THIS 8th DAY OF February 2000

Whereas, the Principal has entered into an agreement with the
Township of South Brunswick

as Oblige, guaranteeing only that the Principal will complete site improvements as per
ESTIMATE PREPARED BY: The South Brunswick Township Engineer under Estimate Number 95-99
dated May 13, 1999

attached to and made part hereto
at certain land known as Block 97 Lot 13.07 96-012A

all of which improvements shall be completed
on or before the date set forth in the agreement or any extension thereof

Now, therefore, the condition of this obligation is such, that if the
principal shall carry out all the terms of said agreement relating to the site
improvements only and perform all the work as set forth in the attached
agreements then this obligation shall be null and void otherwise to remain in
full force and effect.

No party other than the Oblige shall have any rights hereunder as
against the Surety.

The aggregate liability of the Surety on the Bond Obligation shall not
exceed the sum thereof for any reason whatsoever.

ATTEST: Jay M. Smulik

PRINCIPAL:
Buckingham Place at South Brunswick L.L.C.

By: Robert V. Vlach MANAGER

ATTEST: _____

ATTEST: _____

L.S.
individual

L.S.
individual

Frontier Insurance Company

ATTEST: Kathleen Gonsowski

BY: David A. Morgan
Attorney-in-fact

SITE IMPROVEMENT
PERFORMANCE BOND

BOND # 124189

KNOW ALL MEN BY THESE PRESENTS: That we, Buckingham Place at South Brunswick L.L.C.

as Principal, and Frontier Insurance Company
corporation authorized to do business in the State of New Jersey having an
office and place of business at
2636 Elm Hill Pike, Suite 500, Nashville, Tn. 37214

as Surety, are held and firmly bound unto Township of South Brunswick

as obligee, in the sum of
Thirty Four Thousand Five Hundred Seventy Dollars and 00/100.

Dollars (\$ 34,570.00)
lawful money of the United States of America, for which payment well and truly
to be made, we bind ourselves, our heirs, executors, administrators,
successors, and assigns, jointly and severally firmly by these presents.

SIGNED, SEALED AND DATED THIS 8th DAY OF February 2000

Whereas, the Principal has entered into an agreement with the Township of
South Brunswick

as Obligee,
guaranteeing only that the Principal will complete site improvements as per
ESTIMATE PREPARED BY: The South Brunswick Township Engineer under

Estimate Number 91-99 dated May 7, 1999

attached to and made part hereto
at certain land known as Water Sewer Block 97 Lot 13.07 Buckingham Place

(Deer Path Dr., imp offsite) all of which improvements shall be completed
on or before the date set forth in the agreement or any extension thereof

Now, therefore, the condition of this obligation is such, that if the
principal shall carry out all the terms of said agreement relating to the site
improvements only and perform all the work as set forth in the attached
agreements then this obligation shall be null and void otherwise to remain in
full force and effect.

No party other than the Obligee shall have any rights hereunder as
against the Surety.

The aggregate liability of the Surety on the Bond Obligation shall not
exceed the sum thereof for any reason whatsoever.

ATTEST: Joyce M. Smelik PRINCIPAL:
Buckingham Place at South Brunswick L.L.C.

By: Robert V. Paul MANAGER

ATTEST: _____

ATTEST: _____

L.S.
individual
L.S.
individual

Frontier Insurance Company
Surety

ATTEST: Kathleen Gonsenk BY: David A. Morgan Attorney-in-fact

SITE IMPROVEMENT
PERFORMANCE BOND

BOND # 124190

KNOW ALL MEN BY THESE PRESENTS: That we, Buckingham Place at South Brunswick L.L.C.

as Principal, and Frontier Insurance Company A
corporation authorized to do business in the State of New Jersey having an
office and place of business at
2636 Elm Hill Road, Suite 500, Nashville, Tn. 37214

as Surety, are held and firmly bound unto Township of South Brunswick

as obligee, in the sum of
Thirty Eight Thousand Seven Hundred Forty Eight and 00/100

Dollars(\$ 38,748.00)

lawful money of the United States of America, for which payment well and truly
to be made, we bind ourselves, our heirs, executors, administrators,
successors, and assigns, jointly and severally firmly by these presents.

SIGNED, SEALED AND DATED THIS 8th DAY OF February 2000

Whereas, the Principal has entered into an agreement with the Township of

South Brunswick as Obligee,
guaranteeing only that the Principal will complete site improvements as per
ESTIMATE PREPARED BY: The South Brunswick Township Engineer under Estimate Number
90-99 dated May 7, 1999

attached to and made part hereto
at certain land known as Water and sewer Block 97 Lot 13.07

Raymond Rd. Imp - offsite all of which improvements shall be completed
on or before the date set forth in the agreement or any extension thereof

Now, therefore, the condition of this obligation is such, that if the
principal shall carry out all the terms of said agreement relating to the site
improvements only and perform all the work as set forth in the attached
agreements then this obligation shall be null and void otherwise to remain in
full force and effect.

No party other than the Obligee shall have any rights hereunder as
against the Surety.

The aggregate liability of the Surety on the Bond Obligation shall not
exceed the sum thereof for any reason whatsoever.

ATTEST:

[Signature]

PRINCIPAL:
Brunswick Place at South Brunswick L.L.C.

By: [Signature] MANAGER

ATTEST:

ATTEST:

L.S.
individual
L.S.
individual

Frontier Insurance Company
Surety

ATTEST:

[Signature]

BY:

[Signature]
David A. Morgan

Attorney-in-fact



JOHN H. ALLGAIR, 1983-01
DAVID J. SAMUEL, P.E., P.P.
JOHN J. STEFANI, P.E., L.S., P.P.
JAY B. CORNELL, P.E., P.P.
MICHAEL J. McCLELLAND, P.E., P.P.
GREGORY R. VALES, P.E., P.P.

TIMOTHY W. GILLEN, P.E., P.P.
BRUCE M. KOCH, P.E., P.P.
ERNEST J. PETERS, JR., P.E., P.P.

MEMO TO: Ms. Diane Leonard – Chairperson
Shade Tree Commission

FROM: Jay B. Cornell, PE – Township Engineer's Office *JBC*

DATE: August 28, 2002

SUBJECT: Buckingham Place Site Plan
Block 97, Lot 13.07
SOB File No.: 96-012A
Our File No.: P-SO-Z0097-01

Our office was recently contacted by the Developer of the above referenced project requesting a release of the Tree Replacement Bond on file with the Township.

Please advise if the Shade Tree Commission is aware of any outstanding landscaping related items that need to be addressed before the Tree Replacement Bond is released.

JBC/sv

cc: Township File





JOHN H. ALLGAIR, 1983-01
DAVID J. SAMUEL, P.E., P.P.
JOHN J. STEFANI, P.E., L.S., P.P.
JAY B. CORNELL, P.E., P.P.
MICHAEL J. McCLELLAND, P.E., P.P.
GREGORY R. VALES, P.E., P.P.

TIMOTHY W. GILLEN, P.E., P.P.
BRUCE M. KOCH, P.E., P.P.
ERNEST J. PETERS, JR., P.E., P.P.

September 27, 2002

Mayor and Council
Township of South Brunswick
Municipal Complex
P.O. Box 190
Monmouth Junction, New Jersey 08852

**Re: Township of South Brunswick
Buckingham Place Site Plan
Bond Release Request
Block 97, Lot 13.07
Our File No.: P-SO-Z0097-01**

Ladies and Gentlemen:

In accordance with your authorization our office has reviewed the recent letter from Constantine Vleides of Buckingham Place requesting the Township to release the Site Restoration Bond on file for the above referenced project.

As per Ordinance requirements prior to the start of construction a Site Restoration Bond is required to be posted. Based upon the site disturbance proposed a \$19,143.00 bond was determined to be necessary for the subject project.

Recently a Certificate of Occupancy (CO) was issued by the Township for the project. Based upon the satisfactorily completion of this project the Site Restoration Bond can now be released.

Accordingly at this time based upon the issuance of a CO our office would not object the release of the Site Restoration Bond in the amount of \$19,143.00 for the subject project.

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

Very truly yours,

Jay B. Cornell, P.E.
CME ASSOCIATES

JBC/sv

cc: Mayor and Council
Township Manager
Township Attorney
Township Clerk
Township File





JOHN H. ALLGAIR, 1983-01
DAVID J. SAMUEL, P.E., P.P.
JOHN J. STEFANI, P.E., L.S., P.P.
JAY B. CORNELL, P.E., P.P.
MICHAEL J. McCLELLAND, P.E., P.P.
GREGORY R. VALES, P.E., P.P.

TIMOTHY W. GILLEN, P.E., P.P.
BRUCE M. KOCH, P.E., P.P.
ERNEST J. PETERS, JR., P.E., P.P.

October 14, 2002

Mayor and Council
Township of South Brunswick
Municipal Complex
P.O. Box 190
Monmouth Junction, New Jersey 08852

**Re: Township of South Brunswick
Buckingham Place Site Plan
Bond Release Request
Block 97, Lot 13.07
Our File No.: P-SO-Z0097-01**

Ladies and Gentlemen:

In accordance with your authorization our office has reviewed the recent letter from Constantine Vlecidis of Buckingham Place requesting the Township to release the Performance Bonds on file for the above referenced project.

Currently, the Township has the below listed bonds on file for this project:

	<u>90% Performance Bond</u>	<u>10% Cash Bond</u>
Deerpark Drive Improvements	\$34,570.00	\$3,841.00
Raymond Road Improvements	\$38,748.00	\$4,305.00
Tree Replacement Bond	\$27,785.00	-----

In order to determine the current status of construction on this project our office performed a detailed site inspection. As a result of our inspection, it was determined that the majority of the site related improvements were completed. We have prepared an updated punchlist which details numerous items that must be addressed prior to the release of the bonds for the project.

Accordingly, based upon the outstanding items on this project as detailed in our punchlist, at this time our office cannot recommend that the Township proceed with the release of the Performance Bonds for Buckingham Place project.

It would be recommended that the Township Attorney advise the Governing Body of the appropriate action that needs to be taken relative to this matter.





Mayor and Township Council
October 14, 2002
Page 2

By copy of this letter to the Developer we are herein providing them with a copy of the punchlist for the project for their further use.

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

Very truly yours,

Jay B. Cornell, PE
CME ASSOCIATES

JBC/sv

Enclosure

cc: Mayor and Council
Township Manager
Township Attorney
Township Clerk
Township File
Buckingham Place





JOHN H. ALLGAIR, 1983-01
DAVID J. SAMUEL, P.E., P.P.
JOHN J. STEFANI, P.E., L.S., P.P.
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TIMOTHY W. GILLEN, P.E., P.P.
BRUCE M. KOCH, P.E., P.P.
ERNEST J. PETERS, JR., P.E., P.P.

**TOWNSHIP OF SOUTH BRUNSWICK
BUCKINGHAM PLACE SITE PLAN**

PUNCHLIST

**P-SO-Z0097-01
October, 2002**

I. CURBS

1. Raymond Road – 10 lf of curb is cracked/broken, 6th section left of utility pole #66755SB (poured concrete curb) (see diagram)
2. Deerpark Road – replace 1 belgian block curb opposite side of road from emergency access road (see diagram)
3. Raymond Road – 10 lf of curb is cracked/broken
4. Deerpark Road – 1 belgian block is cracked/broken

II. SIDEWALK

1. Raymond Road – 20 sf of sidewalk (handicap ramp) cracked/damaged at entrance to Raymond Road right side (see diagram)
2. Back of Building – rec/chapel right side – 75 sf of sidewalk cracked/damaged replace 3 sections
3. Back of Building – left side, 16 sf of sidewalk cracked/damaged
4. Back of Building – right side of building, 20 sf of damaged sidewalk
5. Raymond Road – 100 sf of sidewalk by the fire hydrant (shown in diagram) is heaved needs to be replaced.

III. STORM SEWER SYSTEM

1. Inlet A6 – Strm MH 5.A – water in storm sewer pipe
2. Inlet A2-1 – water in channel of pipe
3. Inlet A4 – toward Deer Park Road – RCP half filled with soils
4. Inlet D2 – FES D3 RCP pipe bows in center of run, debris build up, remove debris, repair pipe run
5. Low Flow channel – remove or replace 3 sections of the low flow channel (4 cracks in 3 sections)
6. Inlet No. A6 – in front of building right side along emergency access road around building, mortar casting, water in inlet and channel.
7. Inlet E4 – remove sand and debris
8. Inlet A-5 inlet at entrance at Raymond Road left side – relocate ladder rungs,
9. Inlet E3 – remove sand and debris
10. Inlet E3-2 – plaster wall with 1/2" thick mortar
11. Inlet D2 – grate is cracked/broken, remove sand and debris
12. Inlet E2 – mortar casting, plaster walls with 1/2" thick mortar, remove sand and debris





Township of South Brunswick
Buckingham Place Site Plan
Page 2

13. Inlet C2 – mortar casting, remove filter fabric.
14. Inlet A4 – mortar casting, remove sand and debris
15. Inlet A2-4 structure – mortar casting
16. Inlet A2 – remove sand and debris
17. Inlet A10 – remove sand and debris
18. Inlet A2-1 – water in channel.
19. MH No. A5.A – ladder rungs are out of alignment.
20. MH No. A2-1 – water in channel.
21. Provide storm sewer as-builts for review.
22. Detention basin certification to be provided.

IV. SANITARY SEWER SYSTEM

1. San MH #51 – mortar frame, mortar brick course, additional ladder rungs are required.
2. Provide sanitary sewer as-builts for review
3. Township Sewer Department to verify approval of sanitary improvements

V. WATER DISTRIBUTION

1. Provide water as-builts for review
2. Township Water Department to verify approval of valves, curb stops, fire hydrants and etc.

VI. PAVEMENT

1. Assisted Living Facility Parking Lot opposite detention basin - 2 areas sunken and 1 large area disfigured and some cracks

VII. MISCELLANEOUS

1. All outstanding conditions of Resolution of approval to be addressed.
2. Install traffic control signs and striping as per approved plan
3. Landscaping needs repair around sidewalk and fire hydrants along Raymond Road.
4. Rip-rap not installed in accordance with approved plans.
5. Curb and sidewalk improvements along Raymond Road to be completed in accordance with approved plan
6. Outstanding landscaping punchlist items to be completed.



MEMORANDUM

DATE: November 7, 2001
TO: Jay Cornell, PE
FROM: Joe Savona CLA
RE: Buckingham Place
Overall Landscape Evaluation
Our File: P-SO-Z0097-01

Please be advised that a landscape evaluation was performed at the above-referenced site on October 22 and 24, 2001 to confirm the proposed landscape materials as indicated on the approved Landscape Plan, dated September 19, 1997 last revised December 7, 1999, were satisfactorily installed. The following items are deficient and in need of corrective work:

West Side of Raymond Road Entrance:

1. Replace two (2) undersized VIDE (Arrowwood Viburnum) within a grouping of 2.
2. Replace three (3) undersized LEFO (Rainbow Leucothoe) within a grouping of 3.
3. Provide two (2) missing HEST (Stella 'D' Oro Yellow Daylily) within a grouping of 14.
4. Replace eight (8) unapproved substitutions of Catawba Rhododendron for RHKU (Appleblossum Azalea) within a grouping of 8.
5. Replace one (1) undersized COFL (Flowering Dogwood).

North and West Side of Emergency Access:

6. Replace one (1) dying PIST (Eastern White Pine) within a grouping of 4.
7. Replace four (4) unapproved substitutions of Colorado Blue Spruce for PIOM (Serbian Spruce) within a grouping of 4.
8. Replace five (5) unapproved (2 undersized) substitutions of Norway Spruce and two (2) unapproved and undersized substitutions of Colorado Blue Spruce for PIOM (Serbian Spruce).

Parking Area South of Facility along Woodline:

9. Replace three (3) unapproved substitutions of Red Maple for FRPN (Newport Ash) within a grouping of 3 located south of the Recreation Chapel.
10. Replace three (3) unapproved substitutions of Colorado Blue Spruce for PIOM (Serbian Spruce).
11. Replace one (1) unapproved substitution of Red Maple for FRPN (Newport Ash).

Southern Detention Basin along East Side of Site:

12. Replace two (2) unapproved substitutions of undersized Colorado Blue Spruce for PIOM (Serbian Spruce located at the south end of the basin.
13. Remove one (1) existing Norway Maple (approx. 9" caliper) located at the east side of the basin since it has an excessive lean and poses a safety hazard.
14. Replace five (5) unapproved substitutions of Norway Spruce for PIOM (Serbian Spruce) within a grouping of 5 located along the east side of the basin.
15. Provide five (5) missing ILCG (Green Luster Holly) within a grouping of 5 located along the east side of the basin.
16. Replace four (4) unapproved substitution of Red Maple for FRPN (Newport Ash) located along the west side of the basin.

Northern Detention Basin along East Side of Site:

17. Replace two (2) unapproved substitutions of Red Maple for FRPN (Newport Ash) within a grouping of 2 located at the south east corner of the basin.
18. Provide three (3) missing VIDE (Arrowwood Viburnum) within a grouping of 5 located near the outlet structure at the south end of the basin.
19. Replace one (1) TADI (Bald Cypress) with severe dead wood located at the south end of the basin.
20. Replace one (1) dead and provide two (2) missing ILCG (Green Luster Holly) within a grouping of 7 located along the east side of the basin near the south end of the basin.
21. Replace three (3) unapproved substitutions of Norway Spruce for PIOM (Serbian Spruce) within a grouping of 3 located along the east side of the basin near the south end.
22. Replace two (2) unapproved substitutions of Colorado Blue Spruce for PIOM (Serbian Spruce) within a grouping of 2 located along the east side of the basin near the center.
23. Provide one (1) missing ILCG (Green Luster Holly) within a grouping of 4 located along the east side of the basin near the center.
24. Replace one (1) dying PIST (Eastern White Pine) within a grouping of 6 located at the north end of the basin.
25. Provide two (2) missing ILCG (Green Luster Holly) within a grouping of 10 located near the northwest corner of the basin.
26. Replace nine (9) undersized EUAC (Dwarf Winged Euonymus) within a grouping of 9 located near the northwest corner of the basin.

27. Replace three (3) unapproved substitutions of Red Maple for FRPN (Newport Ash) located along the west side of the basin.
28. Replace fifteen (15) undersized and three (3) dying EUAC (Dwarf Winged Euonymus) within a grouping of 19 located along the west side of the basin.
29. Replace twelve (12) undersized EUAC (Dwarf Winged Euonymus) within a grouping of 12 located along the west side of the basin.
30. Replace nine (9) undersized and one (1) dying EUAC (Dwarf Winged Euonymus) within a grouping of 10 located along the west side of the basin.
31. Replace four (4) undersized EUAC (Dwarf Winged Euonymus) within a grouping of 4 located at the southwest corner of the basin.

East of the Raymond Road Entrance:

32. Provide one (1) missing COFL (Flowering Dogwood).
33. Replace four (4) dying EUAC (Dwarf Winged Euonymus) within a grouping of 7.
34. Replace six (6) undersized LEFO (Rainbow Leucothoe) within a grouping of 6.

Drop-off Area Island:

35. Replace five (5) unapproved substitutions of Catawba Rhododendron for RHKU (Appleblossum Azalea) within a grouping of 5.

Foundation Plantings along the Perimeter of the Facility:

36. Replace one (1) undersized COFL (Flowering Dogwood) and replace one (1) unapproved substitution of Red Maple for FRPN (Newport Ash) located at the north side of the Recreation Chapel.
37. Replace two (2) undersized AMLA (Snow Cloud Allegheny Serviceberry) within a grouping of 2 and replace one (1) unapproved and undersized substitution of Meserveia Holly for ILOP (American Holly) located near the south west corner of the Assisted Living Facility near the emergency access.
38. Provide three (3) missing PEAL (Dwarf Fountain Grass) within a grouping of 6, provide one hundred seventy five (175) missing HEHE (English Ivy) within a grouping of 175 located west of the facility's main entrance.
39. Provide six (6) missing HEST (Stella 'D' Oro Yellow Daylily) within a grouping of 18 and replace three (3) unapproved and undersized substitutions of Catawba Rhododendron for RHKU (Appleblossum Azalea) within a grouping of 3 located within the parking lot island east of the facility's main entrance.

40. Install all plantings as indicated on the approved plans within the landscape bed east of the facility's main entrance. Currently, this area is under construction.
41. Provide five (5) missing HEHY (Hyperion Yellow Daylily) within a grouping of 23, replace six (6) undersized substitutions of Catawba Rhododendron for RHKU (Appleblossum Azalea) within a grouping of 6, provide one (1) missing IREN (Dark Drapery Purple Japanese Iris) and provide five (5) missing LIMB (Big Blue Lily Turf) within a grouping of 26 located within the corner parking lot island near the northeast corner of the building.
42. Replace one (1) undersized COFL (Flowering Dogwood) located at the northeast corner of the building.
43. Replace one (1) undersized MAVI (Sweetbay Magnolia) located along the east side of the building.
44. Replace one (1) unapproved substitution of Meserveia Holly for AMLA (Snow Cloud Allegheny Serviceberry) located along the east side of the building at the south end.
45. Provide one (1) missing VIPS (Shasta Doublefile Viburnum), replace six (6) dying THOC (Dark American Arborvitae) within a grouping of 8, replace one (1) unapproved substitution of Red Maple for FRPN (Newport Ash) and replace one (1) dying RHCR (Roseum Elegans Rhododendron) within a grouping of 7 located at the southeast corner of the building.
46. Replace four (4) dying THOC (Dark American Arborvitae) within a grouping of 11, provide one (1) missing MAFL (Japanese Flowering Crabapple) and replace one (1) unapproved substitution of Red Maple for FRPN (Newport Ash) located at the south end of the building near the generator area.
47. Provide two (2) missing EUAC (Dwarf Winged Euonymus) within a grouping of 2, provide four (4) missing RHCC (Chionoides Rhododendron) within a grouping of 4 and replace three (3) dying THOC (Dark American Arborvitae) within a grouping of 6 located along the west side of the service area.
48. Replace three (3) dying THOC (Dark American Arborvitae) within a grouping of 14, replace one (1) unapproved substitution of Red Maple for FRPN (Newport Ash), replace one (1) unapproved substitution of Norway Spruce for PIOM (Serbian Spruce) located along the west side of the building near the Service / Loading Area.
49. Replace one (1) undersized MAVI (Sweetbay Magnolia), provide one (1) missing MYPE (Northern Bayberry) within a grouping of 3, provide one (1) missing ILCG (Green Luster Holly) and provide one (1) missing SPGL (Little Princess Spirea) located near the east side of the cul-de-sac south of the Recreation Chapel.
50. Provide eighteen (18) missing PEAL (Dwarf Fountain Grass) within a grouping of 18 and replace three (3) unapproved and undersized substitutions of boxwood specie for MYPE (Northern Bayberry) within a grouping of 3 located near the southeast corner of the Recreation Chapel.

General Comments

51. A significant quantity of foundation plantings are identified on the approved plans as being, "cordinated and designed with the final architecturals." The planting plans which specify the overall foundation plantings should be provided to our office for review and approval prior to the designated areas (currently empty mulch beds) being planted. Also, some areas of the foundation plantings along the north side of the building were incomplete at the time of the field walks.
52. A substitution letter should be provided to our office for review and approval for all substitutions indicated as being "unapproved".
53. All replacement trees and shrubs shall be sized, installed and staked as per the approved plan. Any plant substitutions shall be submitted in writing to the Township Engineer for approval prior to installation.



JOHN H. ALLGAIR, 1983-01
DAVID J. SAMUEL, P.E., P.P.
JOHN J. STEFANI, P.E., L.S., P.P.
JAY B. CORNELL, P.E., P.P.
MICHAEL J. McCLELLAND, P.E., P.P.
GREGORY R. VALES, P.E., P.P.

TIMOTHY W. GILLEN, P.E., P.P.
BRUCE M. KOCH, P.E., P.P.
ERNEST J. PETERS, JR., P.E., P.P.

October 31, 2002

Buckingham Place at South Brunswick
155 Raymond Road
Princeton, New Jersey 08540

Attn: Mr. Dean Vlicides

**Re: Township of South Brunswick
Buckingham Place Site Plan
Bond Release Request
Block 97, Lot 13.07
Our File No.: P-SO-Z0097-01**

Dear Mr. Vlicides,

Transmitted herein please find one (1) copy of an updated landscaping evaluation as prepared by our office for the above referenced project.

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

Very truly yours,

Jay B. Cornell, P.E.
CME ASSOCIATES

JBC/sv

Cc: Township File





JOHN H. ALLGAIR, P.E., P.P. (1983-2001)
DAVID J. SAMUEL, P.E., P.P.
JOHN J. STEFANI, P.E., L.S., P.P.
JAY B. CORNELL, P.E., P.P.
MICHAEL J. McCLELLAND, P.E., P.P.
GREGORY R. VALES, P.E., P.P.

TIMOTHY W. GILLEN, P.E., P.P.
BRUCE M. KOCH, P.E., P.P.
ERNEST J. PETERS, JR., P.E., P.P.

MEMORANDUM

DATE: October 30, 2002
TO: Jay Cornell, PE
FROM: Joe Savona, CLA
RE: Buckingham Place
Follow-up Overall Landscape Evaluation
Our File: P-SO-Z0097-01

Please be advised that a follow-up landscape evaluation was performed at the above-referenced site on October 21, 2002 to confirm the proposed landscape materials as indicated on the approved Landscape Plan, dated September 19, 1997 last revised December 7, 1999 were satisfactorily installed and the corrective work per our previous punch list dated November 7, 2001 was satisfactorily addressed. The following items are deficient and in need of corrective work:

West Side of Raymond Road Entrance:

1. Replace two (2) dead LEFO (Rainbow Leucothoe) within a grouping of 3.
2. Provide two (2) missing HEST (Stella 'D' Oro Yellow Daylily) within a grouping of 14.
3. Provide one (1) missing COFL (Flowering Dogwood).

North and West Side of Emergency Access:

4. Replace one (1) dead and provide one (1) missing PIST (Eastern White Pine) within a grouping of 4 located west of the building.
5. Provide one (1) missing MYPE (Northern Bayberry) within a grouping of 4 located west of the building.
6. Provide one (1) missing PIOM (Sebian Spruce) within a grouping of 7.

Parking Area South of Facility along Woodline:

7. Replace one (1) PIST (Eastern White Pine) with a broken central leader within a grouping of 4.





Southern Detention Basin along East Side of Site:

8. Remove one (1) existing Norway Maple (approx. 9" caliper) located at the east side of the basin since it has an excessive lean and poses a safety hazard.
9. Provide seven (7) missing MYPE (Northern Bayberry) within a grouping of 8.
10. Replace one (1) unapproved substitution of River Birch for TADI (Bald Cypress) located at the northern end of the basin.

Northern Detention Basin along East Side of Site:

11. Provide three (3) missing VIDE (Arrowwood Viburnum) within a grouping of 5 located near the outlet structure at the south end of the basin.
12. Replace two (2) unapproved substitution of River Birch for TADI (Bald Cypress).
13. Replace one (1) dead ILCG (Green Luster Holly) within a grouping of 7 located along the east side of the basin near the south end of the basin.
14. Provide one (1) missing ILCG (Green Luster Holly) within a grouping of 4 located along the east side of the basin near the center.
15. Provide the appropriate pesticide treatment for one (1) TADI (Bald Cypress) showing signs of bag worm infestation.
16. Provide three (3) missing MYPE (Northern Bayberry) within a grouping of 5 located at the north end of the basin.
17. Provide four (4) missing MYPE (Northern Bayberry) within a grouping of 10 located near the northwest corner of the basin.
18. Provide three (3) missing ILCG (Green Luster Holly) within a grouping of 10 located near the northwest corner of the basin.
19. Replace two (2) dead EUAC (Dwarf Winged Euonymus) within a grouping of 9 located near the northwest corner of the basin.
20. Replace four (4) dead and provide eight (8) missing EUAC (Dwarf Winged Euonymus) within a grouping of 19 located along the west side of the basin.
21. Replace six (6) dying and provide two (2) missing EUAC (Dwarf Winged Euonymus) within a grouping of 12 located along the west side of the basin.





Memo
Re: Buckingham Place
Landscape Evaluation

October 30, 2002
P-SO-Z0097-01
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- 22. Replace three (3) dead and provide two (2) missing EUAC (Dwarf Winged Euonymus) within a grouping of 10 located along the west side of the basin.
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East of the Raymond Road Entrance:

- 24. Provide one (1) missing COFL (Flowering Dogwood).

Foundation Plantings along the Perimeter of the Facility:

- 25. Provide one (1) missing COFL (Flowering Dogwood) located at the north side of the Recreation Chapel.
- 26. Provide one (1) additional AMLA (Snow Cloud Allegheny Serviceberry) to compensate for two (2) undersized AMLA within a grouping of located near the south west corner of the Assisted Living Facility near the emergency access.
- 27. Replace three (3) dying GLTH (Halka Honeylocust) in poor physical condition located along the sidewalk west of the facility's main entrance.
- 28. Provide three (3) missing PEAL (Dwarf Fountain Grass) within a grouping of 6, provide one hundred seventy five (175) missing HEHE (English Ivy) within a grouping of 175 located west of the facility's main entrance.
- 29. Replace one (1) dead GLTH (Halka Honeylocust) and provide six (6) missing HEST (Stella 'D' Oro Yellow Daylily) within a grouping of 18 located within the parking lot island east of the facility's main entrance.
- 30. Replace two (2) dead ACSG (Green Mountain Sugar Maple) located within the corner parking lot island near the northeast corner of the building.
- 31. Provide one (1) missing COFL (Flowering Dogwood) located at the northeast corner of the building.
- 32. Replace one (1) dying GLTH (Halka Honeylocust) in poor physical condition located near the center of the east side of the facility.
- 33. Provide three (3) missing and replace one (1) dying THOC (Dark American Arborvitae) within a grouping of 8 located at the southeast corner of the building.





Memo
Re: Buckingham Place
Landscape Evaluation

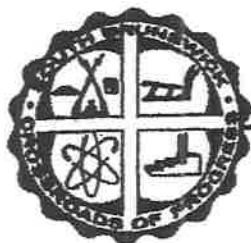
October 30, 2002
P-SO-Z0097-01
Page 4

34. Replace two (2) dying RHCR (Roseum Elegans Rhododendron) within a grouping of 3 and provide one (1) missing RHCR (Roseum Elegans Rhododendron) within a grouping of 7 located at the southeast corner of the building.
35. Provide two (2) missing ILCG (Green Luster Holly) within a grouping of 5 and provide one (1) missing SPGL (Little Princess Spirea) located near the east side of the cul-de-sac south of the Recreation Chapel.
36. Provide three (3) missing ARAR (Brilliant Red Chokeberry) within a grouping of 6 located along the west side of the building near the Service / Loading Area.

General Comments

37. A significant quantity of foundation plantings are identified on the approved plans as being, "coordinated and designed with the final architectural." The planting plans which specify the overall foundation plantings should be provided to our office for review and approval prior to the designated areas (currently empty mulch beds) being planted. Also, some areas of the foundation plantings along the north side of the building were incomplete at the time of the field walks.
38. A substitution letter should be provided to our office for review and approval for all substitutions indicated as being "unapproved".
39. All replacement trees and shrubs shall be sized, installed and staked as per the approved plan. Any plant substitutions shall be submitted in writing to the Township Engineer for approval prior to installation.





TOWNSHIP OF SOUTH BRUNSWICK

Municipal Building Monmouth Junction, NJ 08852

Phone
732-329-4000

TDD
732-329-2017

November 13, 2002

CERTIFIED MAIL 7000 0600 0028 8071 4537

Constantine Vlecides, II
Co-Chairperson
Buckingham Place
155 Raymond Road
Princeton, NJ 08540

RE: Bond Release Request – Buckingham Place

Dear Ms. Vlecides:

Enclosed please find a copy of "A RESOLUTION REJECTING A REQUEST FOR RELEASE OF PERFORMANCE BONDS FOR BUCKINGHAM PLACE" adopted by the Township Council of South Brunswick on November 6, 2002.

If you have any questions, please contact the Township Engineer's Office.

Sincerely,

Barbara Gut, RMC
Township Clerk

c: Jay Cornell, Assistant Township Engineer
Susan Froats, Comptroller
file

11.7

**RESOLUTION REJECTING A REQUEST FOR RELEASE OF PERFORMANCE
BONDS FOR BUCKINGHAM PLACE**

WHEREAS, the Township of South Brunswick has received a request from Constantine Vleides of Buckingham Place to release the performance bonds for Buckingham Place; and

WHEREAS, currently, the Township has the following bonds on file for this project:

	90% Performance Bond	10% Cash Bond
Deerpark Drive Improvements	\$34,570.00	\$3,841.00
Raymond Road Improvements	\$38,748.00	\$4,305.00
Tree Replacement Bond	\$27,785.00	

WHEREAS, after a recent site inspection, although the Township Engineer has determined that the majority of the site related improvements are completed, numerous items must still be addressed prior to the release of the bonds for the project;

NOW, THEREFORE BE IT RESOLVED on this 6th day of November, 2002, by the Township Council of the Township of South Brunswick, County of Middlesex, State of New Jersey, that:

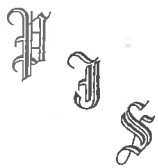
1. It hereby rejects the request for release of the performance bonds as stated above to Buckingham Place as recommended by CME Associates.
2. If not already done, a copy of the latest punchlist be sent to Buckingham Place.

I do hereby certify that the foregoing is a true copy of a Resolution passed by the Township Council of South Brunswick at a meeting duly held on the 6th day of November, 2002.



Township Clerk

Prepared by: Lisa Piersanti
BuckinghamPlaceReject.1106



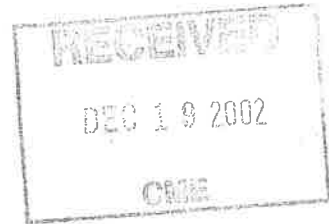
Peter J. Saker, Inc.

General Contractor

P.O. Box 49, Freehold, New Jersey 07728

732-462-9200 Fax 732-780-2437

✓



December 17, 2002

Mr. Jay Cornell
CME Associates
3141 Bordentown Avenue
Parlin, New Jersey 08859

**RE: BOND RELEASE REQUEST
BUCKINGHAM PLACE @ SOUTH BRUNSWICK
RAYMOND ROAD**

Dear Mr. Cornell:

I have been advised by Mr. Dean Vlecides with Buckingham Place Associates that his request for release of Performance Bonds for Buckingham Place has been rejected by the Township of South Brunswick. A copy of the resolution rejecting the request is attached for your reference. As the builder I am responsible to the Owner to complete whatever work is required in order to release the Bonds for Deer Park Drive and Raymond Road improvements. To the best of my knowledge I have not received any information in the last 12 months indicating that there were any open items remaining to be done to satisfy your office and the Township on these items. There is a landscape bond in place and we are working to complete those items.

I would greatly appreciate receiving any information or meeting with the responsible people in your office so that I may determine what has to be done to satisfy the requirements. Your help in this matter will be greatly appreciated.

Very truly yours,

Peter J. Saker Jr.

PSJ.js
PSJ.CORNELL.121702
cc: Dean Vlecides
ATTACHMENT
VIA FAX 732-727-3989



JOHN H. ALLGAIR, 1983-01
DAVID J. SAMUEL, P.E., P.P.
JOHN J. STEFANI, P.E., L.S., P.P.
JAY B. CORNELL, P.E., P.P.
MICHAEL J. McCLELLAND, P.E., P.P.
GREGORY R. VALES, P.E., P.P.

TIMOTHY W. GILLEN, P.E., P.P.
BRUCE M. KOCH, P.E., P.P.
ERNEST J. PETERS, JR., P.E., P.P.

December 20, 2002

Peter J. Saker Inc.
PO Box 49
Freehold, New Jersey 07728

Attn: Mr. Peter J. Saker Jr.

**Re: Township of South Brunswick
Buckingham Place Site Plan
Bond Release Request
Block 97, Lot 13.07
Our File No.: P-SO-Z0097-01**

Dear Mr. Saker,

Transmitted herein as per the request of your December 17, 2002 letter please find one (1) copy each of the most recent punchlists as prepared by our office for the above referenced project.

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

Very truly yours,

Jay B. Cornell, P.E.
CME ASSOCIATES

JBC/sv

Cc: Township File





JOHN H. ALLGAIR, 1983-01
DAVID J. SAMUEL, P.E., P.P.
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ERNEST J. PETERS, JR., P.E., P.P.

TOWNSHIP OF SOUTH BRUNSWICK
BUCKINGHAM PLACE SITE PLAN

PUNCHLIST

P-SO-Z0097-01
October, 2002

I. CURBS

1. Raymond Road – 10 lf of curb is cracked/broken, 6th section left of utility pole #66755SB (poured concrete curb) (see diagram)
2. Deerpark Road – replace 1 belgian block curb opposite side of road from emergency access road (see diagram)
3. Raymond Road – 10 lf of curb is cracked/broken
4. Deerpark Road – 1 belgian block is cracked/broken

II. SIDEWALK

1. Raymond Road – 20 sf of sidewalk (handicap ramp) cracked/damaged at entrance to Raymond Road right side (see diagram)
2. Back of Building – rec/chapel right side – 75 sf of sidewalk cracked/damaged replace 3 sections
3. Back of Building – left side, 16 sf of sidewalk cracked/damaged
4. Back of Building – right side of building, 20 sf of damaged sidewalk
5. Raymond Road – 100 sf of sidewalk by the fire hydrant (shown in diagram) is heaved needs to be replaced.

III. STORM SEWER SYSTEM

1. Inlet A6 – Stm MH 5.A – water in storm sewer pipe
2. Inlet A2-1 – water in channel of pipe
3. Inlet A4 – toward Deer Park Road – RCP half filled with soils
4. Inlet D2 – FES D3 RCP pipe bows in center of run, debris build up, remove debris, repair pipe run
5. Low Flow channel – remove or replace 3 sections of the low flow channel (4 cracks in 3 sections)
6. Inlet No. A6 – in front of building right side along emergency access road around building, mortar casting, water in inlet and channel.
7. Inlet E4 – remove sand and debris
8. Inlet A-5 inlet at entrance at Raymond Road left side – relocate ladder rungs,
9. Inlet E3 – remove sand and debris
10. Inlet E3-2 – plaster wall with 1/2" thick mortar
11. Inlet D2 – grate is cracked/broken, remove sand and debris
12. Inlet E2 – mortar casting, plaster walls with 1/2" thick mortar, remove sand and debris





Township of South Brunswick
Buckingham Place Site Plan
Page 2

13. Inlet C2 – mortar casting, remove filter fabric.
14. Inlet A4 – mortar casting, remove sand and debris
15. Inlet A2-4 structure – mortar casting
16. Inlet A2 – remove sand and debris
17. Inlet A10 – remove sand and debris
18. Inlet A2-1 – water in channel.
19. MH No. A5.A – ladder rungs are out of alignment.
20. MH No. A2-1 – water in channel.
21. Provide storm sewer as-builts for review.
22. Detention basin certification to be provided.

IV. SANITARY SEWER SYSTEM

1. San MH #51 – mortar frame, mortar brick course, additional ladder rungs are required.
2. Provide sanitary sewer as-builts for review
3. Township Sewer Department to verify approval of sanitary improvements

V. WATER DISTRIBUTION

1. Provide water as-builts for review
2. Township Water Department to verify approval of valves, curb stops, fire hydrants and etc.

VI. PAVEMENT

1. Assisted Living Facility Parking Lot opposite detention basin - 2 areas sunken and 1 large area disfigured and some cracks

VII. MISCELLANEOUS

1. All outstanding conditions of Resolution of approval to be addressed.
2. Install traffic control signs and striping as per approved plan
3. Landscaping needs repair around sidewalk and fire hydrants along Raymond Road.
4. Rip-rap not installed in accordance with approved plans.
5. Curb and sidewalk improvements along Raymond Road to be completed in accordance with approved plan
6. Outstanding landscaping punchlist items to be completed.



Buckingham Place

9-12-02

RAYMOND Road

Raymond Rd

Cracked
Curb
Pole #
66753 SB

Soil
Erosion
FH

Pole #
66754 SB

Handicap
Ramp cracked
20 SF

Four Section of
Sidewalk Buckled

5x5 Sections
4 sections
LOOSE
Heaved

Block
Damaged
wall 7

16 SF
cracked Sidewalk

ASSISTED LIVING
Facility

Rec
chapel

3 sections
cracked
175 SF

crack
driveway

NOTE
ASPHALT
DISINTEGRATED
SPALLING
TO
CRACK
AT THIS
AREA

ACCESS DRIVEWAY

Asphalt cracked
& sunken

Deer Park Rd

Existing
Bldg's

Broken Belgian Block

NOT TO SCALE

Deer Park Drive



JOHN H. ALLGAIR, P.E., P.P. (1983-2001)
DAVID J. SAMUEL, P.E., P.P.
JOHN J. STEFANI, P.E., L.S., P.P.
JAY B. CORNELL, P.E., P.P.
MICHAEL J. McCLELLAND, P.E., P.P.
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TIMOTHY W. GILLEN, P.E., P.P.
BRUCE M. KOCH, P.E., P.P.
ERNEST J. PETERS, JR., P.E., P.P.

MEMORANDUM

DATE: October 30, 2002
TO: Jay Cornell, PE
FROM: Joe Savona, CLA
RE: Buckingham Place
Follow-up Overall Landscape Evaluation
Our File: P-SO-Z0097-01

Please be advised that a follow-up landscape evaluation was performed at the above-referenced site on October 21, 2002 to confirm the proposed landscape materials as indicated on the approved Landscape Plan, dated September 19, 1997 last revised December 7, 1999 were satisfactorily installed and the corrective work per our previous punch list dated November 7, 2001 was satisfactorily addressed. The following items are deficient and in need of corrective work:

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3. Provide one (1) missing COFL (Flowering Dogwood).

North and West Side of Emergency Access:

4. Replace one (1) dead and provide one (1) missing PIST (Eastern White Pine) within a grouping of 4 located west of the building.
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Parking Area South of Facility along Woodline:

7. Replace one (1) PIST (Eastern White Pine) with a broken central leader within a grouping of 4.

G:\SECIGENERAL\P-SO-Z0097-01 Land Eval 10-30-02.doc

CONSULTING AND MUNICIPAL ENGINEERS

1480 ROUTE 9 SOUTH, HOWELL, NEW JERSEY 07731 — (732) 462-7400 — FAX: (732) 409-0756



Memo
Re: Buckingham Place
Landscape Evaluation



October 30, 2002
P-SO-Z0097-01
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Southern Detention Basin along East Side of Site:

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Memo
Re: Buckingham Place
Landscape Evaluation

October 30, 2002
P-SO-Z0097-01
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Memo
Re: Buckingham Place
Landscape Evaluation



October 30, 2002
P-SO-Z0097-01
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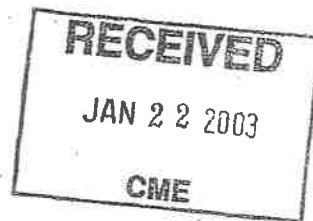
General Comments

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P J S Peter J. Saker, Inc.
General Contractor

P.O. Box 49, Freehold, New Jersey 07728
732-462-9200 Fax 732-780-2437



January 20, 2003

Mr. Jay Cornell, P.E.
CME Associates
3141 Bordentown Avenue
Parlin, New Jersey 08859-1162

**RE: BUCKINGHAM PLACE
RAYMOND ROAD
SOUTH BRUNSWICK
BOND RELEASE REQUEST
BLOCK 97 LOT 13.07
YOUR FILE #P-S0-Z0097-01**

Dear Mr. Cornell:

As a follow up to your letter dated December 20, 2002 I have dispatched my project superintendent to the Buckingham site with a copy of the punchlist dated October 2, 2002 and asked him to review the items. He reported back to me that many of the items on this list were on the original lists of June 19, 2001, October 18, 2001 and again on the revised list dated September 31, 2001. Most of the items have been completed. Mr. Vince Matuza reported that there were a few new items on the list like cracked sidewalks, curbs or silt in basins which can not be addressed until March of 2003. He further indicated that he felt that many of these items may be maintenance and some of the items were caused by problems beyond our site, which were outside of our control.

Based on his observation I request that we set up a meeting at the job site in early March and ask if your site inspector, who worked with Mr. Matuza throughout the project, be available for the meeting. We hope to be able to clean up the punchlist in March or early April, weather permitting, in order to get the bonds released.

If this is alright with you and your staff I would appreciate your providing us with a date for a meeting in March. Your help is greatly appreciated.

Very truly yours,

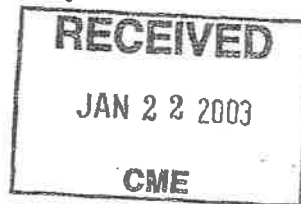

Peter J. Saker Jr.

PSJ:js
PSJ.CORNELL.12003
cc: Dean Vlecidis
Vince Matuza.

Peter J. Saker, Inc.
General Contractor

P.O. Box 49, Freehold, New Jersey 07728

732-462-9200 Fax 732-780-2437



January 20, 2003

Mr. Joe Savona, CLA
CME Associates
3141 Bordentown Avenue
Parlin, New Jersey 0859-1162

**RE: BUCKINGHAM PLACE
RAYMOND ROAD
SOUTH BRUNSWICK
OVER ALL LANDSCAPE EVALUATION
YOUR FILE #P-S0-Z0097-01**

Dear Mr. Savona:

I am in receipt of your memorandum dated October 30, 2002 forwarded to this office by Mr. Jay Cornell, PE, on December 20, 2002. I have been in touch with the Sponzilli Landscape Group Inc. from Totowa, New Jersey; the contractor that completed the project. They have indicated to me after review of your memorandum of October 30, 2002 that they will return to the project in early April to complete the work. They obviously have taken issue with several of the items on your list. I therefore request a meeting with yourself, Sponzilli and a representative from this office to resolve any open items. I request that we pick a date in late March or early April that is acceptable to you for said meeting. I would like to resolve all items and have the work completed in April of 2003 so then I can get the bond released.

If you have any questions or comments with my request please call me at your earliest convenience. I appreciate your help in this matter, and ask you to pick the date and forward to me.

Very truly yours,

PJ Saker

Peter J. Saker Jr.

PSJ:js

PSJ.SAVONA.12003

cc: Sponzilli Landscape Group Inc.
560 Union Blvd.
Totowa, New Jersey 07512
973-595-1015 PHONE
973-595-1167 FAX

cc: Dean Vlecides
Vince Matuza
Jay Cornell, PE

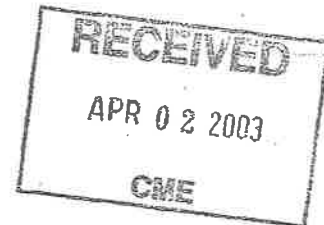
P J S Peter J. Saker, Inc.
General Contractor

P.O. Box 49, Freehold, New Jersey 07728

732-462-9200 Fax 732-780-2437

March 31, 2003

Mr. Jay Cornell, P.E.
CME Associates
3141 Bordentown Avenue
Parlin, New Jersey 08859-1162



**RE: BUCKINGHAM PLACE
RAYMOND ROAD, SOUTH BRUNSWICK
BOND RELEASE REQUEST
BLOCK 97 LOT 13.07
YOUR FILE #P-S0-Z0097-01
MY LETTER DATED JANUARY 20, 2003**

Dear Mr. Cornell:

As a follow up to your letter of December 20, 2002 and my response on January 20, 2003 I again request a meeting at the job site at your earliest convenience so that we might go over the items on the list that we feel have been resolved and those items which we are unable to resolve due to circumstances beyond our site. I would like to meet as soon as possible at the job site so that we may clean up the punchlist and get the Bonds removed.

Your help in this matter would be greatly appreciated. Awaiting your response.

Very truly yours,

PJ Saker
Peter J. Saker Jr.

PSJ:js
PSJ.CORNELL.33103
cc: Dean Vlecides
Vince Matuza

P J S Peter J. Saker, Inc.
General Contractor

P.O. Box 49, Freehold, New Jersey 07728

732-462-9200 Fax 732-780-2437

P-12 - 20097-01

Buckingham Place

March 31, 2003

Mr. Joe Savona, CLA
CME Associates
3141 Bordentown Avenue
Parlin, New Jersey 08859-1162

**RE: BUCKINGHAM PLACE
RAYMOND ROAD, SOUTH BRUNSWICK
OVER ALL LANDSCAPE EVALUATION
YOUR FILE #P-30-Z0097-01
MY LETTER DATED 1/20/03**

Dear Mr. Savona:

On the 20th of January 2003 I wrote to you concerning your memorandum dated October 30, 2002 and forwarded to this office by Mr. Jay Cornell. P.E. on December 20 2002. At that time I requested that we meet on the job site with Sponzilli and my project manager at the end of March or early April to resolve all the items of work that have to be completed. I would like to complete this work in the month of April and get the Bond released.

I therefore request again that you contact my office so that we may set up a meeting with Sponzilli Landscape, myself, and Vince Matuza my Project Manager. Your help in this matter would be greatly appreciated.

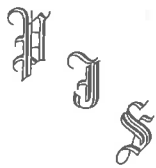
Very truly yours,



Peter J. Saker Jr.

PSJ.SAVONA.33103

cc: Sponzilli
Dean Vlecides
Vince Matuza
Jay Cornell/CME/Parlin



Peter J. Saker, Inc.

General Contractor

P.O. Box 49, Freehold, New Jersey 07728

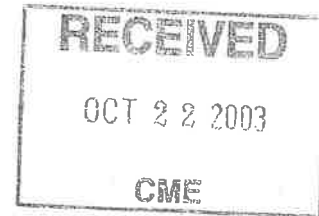
732-462-9200 Fax 732-780-2437

7-30-2004 7:51
Buckingham Place
✓

October 20, 2003

Mr. Jay Cornell
C M E Engineering
3141 Bordentown Avenue
Parlin, New Jersey 08859

**RE: PUNCHLIST ITEMS
BUCKINGHAM PLACE
ASSISTED LIVING
SOUTH BRUNSWICK, NEW JERSEY**



Dear Mr. Cornell:

I have gone over the punchlist with my superintendent, Vince Matuza, and he advises me of the following:

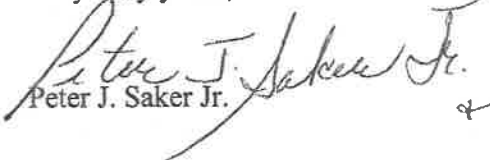
1. All of the storm drain and catch basin repairs have been made.
2. One bad section of asphalt paving has been removed to a depth of approximately 8" to 10" and replaced with stone and asphalt. The edges have been cut evenly with a saw and sealed.
3. Two sections of concrete curb on Raymond Road have hairline cracks. I am asking that we be allowed to patch these cracks with a liquid epoxy bonding agent as opposed to removing an entire 10' section. These are not open cracks, they are only hairline cracks and it appears as if there has been no movement whatsoever in the curbing. To remove them would cause damage to the asphalt paving on the shoulder and disrupt the landscaping between the curb and the sidewalk. I would appreciate your considering this request.
4. We have removed and replaced several sections of bad sidewalk on the site itself surrounding the building. In two locations we have patched cracks with Thorocrete Light Duty Patch. We have chipped out the cracks, patched them in, and then surface coated the entire slab with a 1/8" surface coat of Thorocrete patch to a fine broom finish which was done according to the instructions supplied by Thorocrete. I request that you review the attached specifications. I would like to see how this product holds up over the winter. We can inspect it again in Spring of 2004 just to be sure that there are no problems. I am reluctant to remove the sidewalk squares which are hardly used (because of the nature of the building), because of a hairline crack.

We if see that there is any cracking that separates a 1/4" horizontally or moves vertically we will replace those sections. I request that you review this request based on the information submitted with this letter.

5. We have installed all of the landscaping around the building and replaced all of the landscaping on the site to the satisfaction and under the inspection of Mr. Joe Savona from your Freehold office. We will continue to replace dead or damaged plants on a seasonal basis in the spring and fall.
6. There is a problem off site along Raymond Road between our site and Route 1 with a open ditch being silted in. This backs up the flow from our property and causes water to sit in the storm lines from the corner of Raymond Road and Deer Park Drive going east to Route 1. During the course of the project we cleaned the ditch on several occasions and about a year ago the ditch was cleaned by the Township Road Department. I believe that this ditch should be maintained by the Township Road Department.
7. All the concrete swales in the basins have been repaired.

I would appreciate your reviewing this letter along with the latest punchlist so that we might complete this work this fall. Your help in resolving these issues would be greatly appreciated.

Very truly yours,


Peter J. Saker Jr.

PSJ:js

PSJ.CORNELL.102003

ENCLOSURE

cc: Vince Matuza
Dean Vlecidies



Peter J. Saker, Inc.

General Contractor

P.O. Box 49, Freehold, New Jersey 07728

732-462-9200 Fax 732-780-2437

to 2004-01
Sucker's room

RECEIVED

MAR 22 2004

CME

March 19, 2004

Mr. Jay Cornell
C M E Engineering
3141 Bordentown Avenue
Parlin, NJ 08859

**RE: PUNCHLIST ITEMS
BUCKINGHAM PLACE
ASSISTED LIVING
SOUTH BRUNSWICK, NEW JERSEY
MY LETTER TO YOU 20 OCTOBER 03**

Dear Mr. Cornell:

As I sit here on the 19th of March looking out the window at approximately 5 or 6 inches of snow on the ground, I find it difficult to write and ask you for an inspection of our Buckingham Place site in early Spring of 04. Tomorrow is the first day of Spring, therefore early Spring is upon us.

In my letter of 20 October 03, I believe I outlined the situation as I saw that it existed on our site. I would greatly appreciate your reviewing this letter and getting back to me at your convenience so that we might meet and review the open items on this project.

It is my desire as the contractor to get these issues resolved and the bonds whether they be by the contractor or the owner released as soon as possible. If you have any questions or problems, please don't hesitate to contact me.

Again, awaiting your response.

Very truly yours,

Peter J. Saker Jr.

PSJ.mdo
PSJ.JAYCORNELL.31904

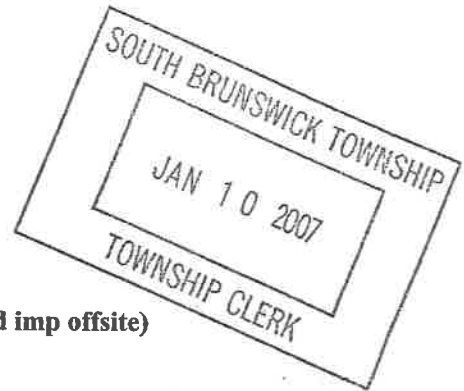
cc: Vince Matuza
Dean Vlecides



195 Lake Louise Marie Road
Rock Hill, New York 12775-8000
(800) 836-2100 / (845) 796-2100

January 3, 2007

Township of East Brunswick
Municipal Building
Monmouth Junction, NJ 08852



RE: Principal: Buckingham Place at South Brunswick, LLC
Surety Bond No. 124190
Description: Block 97, Lot 13.07, water and sewer, (Raymond Rd imp offsite)

Dear Sir/Madam;

We are the surety for the above captioned. A review of our file does not show receipt of a release of the obligation covered by our bond. As such, we hereby respectfully request that you review your records and advise us of the status of our bond.

If your records show that the obligation has been satisfied and our bond has been released, please acknowledge same by signing in the space below, inserting the actual date that our liability terminated, and return same in the enclosed self-addressed, postage paid envelope. Please retain a copy for your records.

RELEASE of liabilities for Bond No. 124190 for Buckingham Place at South Brunswick, LLC is hereby approved effective _____

By: _____
Title: _____
Date: _____

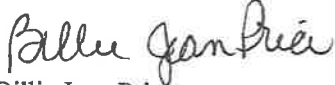
If our bond has not been released, please sign in the space below and return to us for our file. Please include details of the remaining work to be completed in order to obtain a release.

RELEASE DECLINED

By: _____
Title: _____
Date: _____

Your response to this inquiry is greatly appreciated. Thanking you in advance for your time and consideration regarding this matter. Feel free to contact this office should you have any questions.

Sincerely,

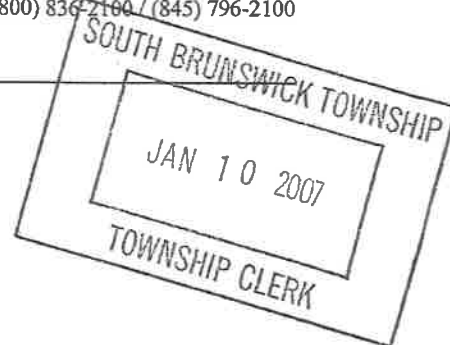

Billie Jean Price
Surety Supervisor

cc: Buckingham Place at South Brunswick, LLC
Global Indemnity Insurance Agency





195 Lake Louise Marie Road
Rock Hill, New York 12775-8000
(800) 836-7100 / (845) 796-2100



January 3, 2007

Township of East Brunswick
Municipal Building
Monmouth Junction, NJ 08852

RE: Principal: Buckingham Place at South Brunswick, LLC
Surety Bond No. 124188 (124183)
Description: Block 97, Lot 13.07, Buckingham Place 96-012A, tree replacement

Dear Sir/Madam;

We are the surety for the above captioned. A review of our file does not show receipt of a release of the obligation covered by our bond. As such, we hereby respectfully request that you review your records and advise us of the status of our bond.

If your records show that the obligation has been satisfied and our bond has been released, please acknowledge same by signing in the space below, inserting the actual date that our liability terminated, and return same in the enclosed self-addressed, postage paid envelope. Please retain a copy for your records.

RELEASE of liabilities for Bond No. 124188 for Buckingham Place at South Brunswick, LLC is hereby approved effective _____

By: _____
Title: _____
Date: _____

If our bond has not been released, please sign in the space below and return to us for our file. Please include details of the remaining work to be completed in order to obtain a release.

RELEASE DECLINED

By: _____
Title: _____
Date: _____

Your response to this inquiry is greatly appreciated. Thanking you in advance for your time and consideration regarding this matter. Feel free to contact this office should you have any questions.

Sincerely,

Billie Jean Price

Billie Jean Price
Surety Supervisor

cc: Buckingham Place at South Brunswick, LLC
Global Indemnity Insurance Agency

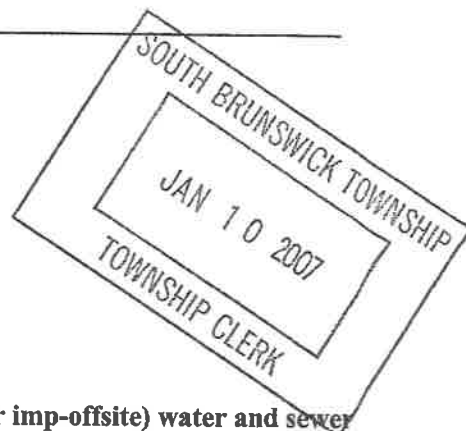
Exceeded



195 Lake Louise Marie Road
Rock Hill, New York 12775-8000
(800) 836-2100 / (845) 796-2100

January 3, 2007

Township of East Brunswick
Municipal Building
Monmouth Junction, NJ 08852



RE: Principal: Buckingham Place at South Brunswick, LLC
Surety Bond No. 124189

Description: Block 97, Lot 13.07, Buckingham Place (Deer Park Dr imp-offsite) water and sewer

Dear Sir/Madam;

We are the surety for the above captioned. A review of our file does not show receipt of a release of the obligation covered by our bond. As such, we hereby respectfully request that you review your records and advise us of the status of our bond.

If your records show that the obligation has been satisfied and our bond has been released, please acknowledge same by signing in the space below, inserting the actual date that our liability terminated, and return same in the enclosed self-addressed, postage paid envelope. Please retain a copy for your records.

RELEASE of liabilities for Bond No. 124189 for Buckingham Place at South Brunswick, LLC is hereby approved effective _____

By: _____
Title: _____
Date: _____

If our bond has not been released, please sign in the space below and return to us for our file. Please include details of the remaining work to be completed in order to obtain a release.

RELEASE DECLINED

By: _____
Title: _____
Date: _____

Your response to this inquiry is greatly appreciated. Thanking you in advance for your time and consideration regarding this matter. Feel free to contact this office should you have any questions.

Sincerely,

Billie Jean Price

Billie Jean Price
Surety Supervisor

C: Engelen

cc: Buckingham Place at South Brunswick, LLC
Global Indemnity Insurance Agency



JOHN H. ALLGAIR, 1983-01
DAVID J. SAMUEL, P.E., P.P.
JOHN J. STEFANI, P.E., L.S., P.P.
JAY B. CORNELL, P.E., P.P.
MICHAEL J. McCLELLAND, P.E., P.P.
GREGORY R. VALES, P.E., P.P.

TIMOTHY W. GILLEN, P.E., P.P.
BRUCE M. KOCH, P.E., P.P.
ERNEST J. PETERS, JR., P.E., P.P.

January 30, 2007

Frontier Insurance Company
195 Lake Louise Marie Road
Rock Hill, New York 12775-8000

Attn: Ms. Billie Jean Price
Surety Supervisor

**Re: Township of South Brunswick
Buckingham Place at South Brunswick, LLC
Bond Release Request
Block 97; Lot 13.07
South Brunswick File No. 96-012A
Our File No. PSOZ0097.01**

Dear Ms. Price:

Our office recently received a copy of your attached January 3, 2007 letters requesting the release of the various bonds on file for the above referenced project.

Transmitted herein please find a copy of a November 6, 2002 Resolution adopted by the Mayor and Council rejecting the release of the various bonds on file for this project. In addition, we also are providing herein a copy of the most recent punchlist of outstanding items as prepared by our office.

Since the bond release for this project was rejected in 2002, the Township has not been contacted any further relative to the completion of the punchlist items or the release of the bonds for this project.

Accordingly, at this time, our office will be unable to recommend the release of the bonds on file with the Township for this project. Please contact our office upon completion of the outstanding punchlist items and our office will further review your bond release request.

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

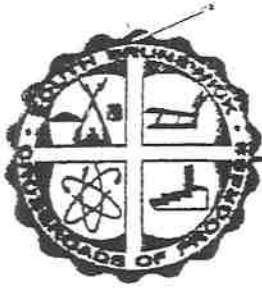
Very truly yours,


Jay B. Cornell, P.E.
CME Associates

JBC/tab

cc: Township File
Township Clerk





TOWNSHIP OF SOUTH BRUNSWICK

Municipal Building Monmouth Junction, NJ 08852

Phone
732-329-4000

TDD
732-329-2017

November 13, 2002

96-012

CERTIFIED MAIL 7000 0600 0028 8071 4537

Constantine Vlecides, II
Co-Chairperson
Buckingham Place
155 Raymond Road
Princeton, NJ 08540

RE: Bond Release Request – Buckingham Place

Dear Ms. Vlecides:

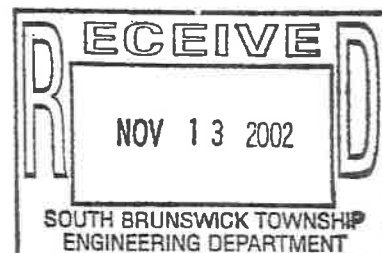
Enclosed please find a copy of "A RESOLUTION REJECTING A REQUEST FOR RELEASE OF PERFORMANCE BONDS FOR BUCKINGHAM PLACE" adopted by the Township Council of South Brunswick on November 6, 2002.

If you have any questions, please contact the Township Engineer's Office.

Sincerely,

Barbara Gut, RMC
Township Clerk

c: Jay Cornell, Assistant Township Engineer
Susan Froats, Comptroller
file



11.4

**RESOLUTION REJECTING A REQUEST FOR RELEASE OF PERFORMANCE
BONDS FOR BUCKINGHAM PLACE**

WHEREAS, the Township of South Brunswick has received a request from Constantine Vlecides of Buckingham Place to release the performance bonds for Buckingham Place; and

WHEREAS, currently, the Township has the following bonds on file for this project:

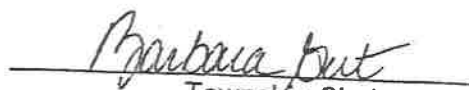
	90% Performance Bond	10% Cash Bond
Deerpark Drive Improvements	\$34,570.00	\$3,841.00
Raymond Road Improvements	\$38,748.00	\$4,305.00
Tree Replacement Bond	\$27,785.00	-----

WHEREAS, after a recent site inspection, although the Township Engineer has determined that the majority of the site related improvements are completed, numerous items must still be addressed prior to the release of the bonds for the project;

NOW, THEREFORE BE IT RESOLVED on this 6th day of November, 2002, by the Township Council of the Township of South Brunswick, County of Middlesex, State of New Jersey, that:

1. It hereby rejects the request for release of the performance bonds as stated above to Buckingham Place as recommended by CME Associates.
2. If not already done, a copy of the latest punchlist be sent to Buckingham Place.

I do hereby certify that the foregoing is a true copy of a Resolution passed by the Township Council of South Brunswick at a meeting duly held on the 6th day of November, 2002.


Township Clerk

Prepared by: Lisa Piersanti
BuckinghamPlaceReject.1106



195 Lake Louise Marie Road
Rock Hill, New York 12775-8000
(800) 836-2100 / (845) 796-2100

September 17, 2007

CME Associates
C/o Township of South Brunswick
3141 Bordentown Avenue
Parlin NJ 08859-1162

SEP 20 2007

RE: Principal: Hidden Woods/Buckingham Place
Claimant: Township of South Brunswick
Bond #: 124183
Claim #: B10174
Project: Block 97, Lot 13.07 (PSOZ0097.01)

Dear Mr. Cornell:

The above-referenced claim has come up for periodic review. Please let us know whether or not this matter has been resolved.

Please provide a **written** status within (15) days from the date of this letter so that we may adjust our files accordingly. ***Please forward any settlement documents (copies of cancelled checks, signed agreements) to our attention for our file so we can close this matter out if all issues have been resolved.***

The last correspondence in our file is dated January 30, 2007, which indicated punchlist items were still outstanding and your office was trying to get in contact with the principal to determine when the items would be finished.

Nothing herein stated, or any actions taken by Frontier, is to be construed as an admission of liability nor as a waiver of any rights or defenses that the Frontier Insurance Company in Rehabilitation has in this matter and all such rights and defenses are hereby expressly reserved.

Should you have any questions or concerns please contact me at 845-807-5030 or via email rwerlau@ftr.com

Sincerely,

A handwritten signature in cursive script, appearing to read "Rose Werlau".

Rose Werlau
Surety Claims Analyst
Enc.



JOHN H. ALLGAIR, 1983-01
DAVID J. SAMUEL, P.E., P.P.
JOHN J. STEFANI, P.E., L.S., P.P.
JAY B. CORNELL, P.E., P.P.
MICHAEL J. McCLELLAND, P.E., P.P.
GREGORY R. VALES, P.E., P.P.

TIMOTHY W. GILLEN, P.E., P.P.
BRUCE M. KOCH, P.E., P.P.
ERNEST J. PETERS, JR., P.E., P.P.
BEHRAM TURAN, P.E.

September 24, 2007

Frontier Insurance Company
195 Lake Louise Marie Road
Rock Hill, New York 12775-8000

Attn: Ms. Rose Werlau
Surety Claims Analyst

**Re: Township of South Brunswick
Buckingham Place at South Brunswick, LLC
Bond Release Request
Block 97; Lot 13.07
South Brunswick File No. 96-012A
Our File No. PSOZ0097.01**

Dear Ms. Werlau:

Our office recently received a copy of your attached September 17, 2007 letter requesting the release of the various bonds on file for the above referenced project.

Transmitted herein please find a copy of a November 6, 2002 Resolution adopted by the Mayor and Council rejecting the release of the various bonds on file for this project. In addition, we also are providing herein a copy of the most recent punchlist of outstanding items as prepared by our office.

Since the bond release for this project was rejected in 2002, the Township has not been contacted any further relative to the completion of the punchlist items or the release of the bonds for this project.

Accordingly, at this time, our office will be unable to recommend the release of the bonds on file with the Township for this project. Please contact our office upon completion of the outstanding punchlist items and our office will further review your bond release request.

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

Very truly yours,

Jay B. Cornell, P.E.
CME Associates

JBC/tab

cc: Township File
Township Clerk





P. 50-2397-21
Buckingham Place
195 Lake Louise Marie Road
Rock Hill, New York 12775-8000
(800) 836-2100 / (845) 796-2100

August 4, 2008

CME Associates
3141 Bordentown Avenue
Parlin, NJ 08859-1162
Attn: Jay Cornell, P.E.

RECEIVED

AUG 11 2008

CME

RE: Principal: Hidden Woods / Buckingham Place
Claimant: Township of South Brunswick
Bond #: S000124183
Claim #: B10174
Project: Block 97; Lot 13.07

Dear Mr. Cornell:

The above-referenced claim has come up for periodic review. Please let us know whether or not this matter has been resolved. The last communication we have in our file is dated September 24, 2007 stating punchlist items were still outstanding and would need to be resolved before the bond could be released.

Please provide a written status within (15) days from the date of this letter so that we may adjust our files accordingly. *Please forward any settlement documents (copies of cancelled checks, signed agreements) to our attention for our file so we can close this matter out if all issues have been resolved.*

Nothing herein stated, or any actions taken by Frontier, is to be construed as an admission of liability nor as a waiver of any rights or defenses that the Frontier Insurance Company in Rehabilitation has in this matter and all such rights and defenses are hereby expressly reserved.

Should you have any questions or concerns please contact me at 845-807-5030 or via email rwerlau@fir.com

Sincerely,

A handwritten signature in cursive script, appearing to read "Rose Werlau".

Rose Werlau
Surety Claims Analyst



JOHN H. ALLGAIR, 1983-01
DAVID J. SAMUEL, P.E., P.P.
JOHN J. STEFANI, P.E., L.S., P.P.
JAY B. CORNELL, P.E., P.P.
MICHAEL J. McCLELLAND, P.E., P.P.
GREGORY R. VALES, P.E., P.P.

TIMOTHY W. GILLEN, P.E., P.P.
BRUCE M. KOCH, P.E., P.P.
ERNEST J. PETERS, JR., P.E., P.P.
LOUIS J. PLOSKONKA, P.E.
TREVOR J. TAYLOR, P.E.
BEHRAM TURAN, P.E.

August 12, 2008

Frontier Insurance Company
195 Lake Louise Marie Road
Rock Hill, New York 12775-8000

Attn: Ms. Rose Werlau
Surety Claims Analyst

**Re: Township of South Brunswick
Buckingham Place at South Brunswick, LLC
Bond Release Request
Block 97; Lot 13.07
South Brunswick File No. 96-012A
Our File No. PSOZ0097.01**

Dear Ms. Werlau:

Our office recently received your August 4, 2008 letter requesting the status of the various bonds on file for the above referenced project.

Since our last letter to you dated September 24, 2007, our office has not been contacted nor received any additional information relative to the outstanding punchlist items.

Transmitted herein, please find an additional copy of a November 6, 2002 Resolution adopted by the Mayor and Council rejecting the release of the various bonds on file for this project. In addition, we also are providing herein a copy of the most recent punchlist of outstanding items as prepared by our office.

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

Very truly yours,

Jay B. Cornell, P.E.
CME Associates

JBC/tab
Enclosure

cc: Township File





TOWNSHIP OF SOUTH BRUNSWICK

Municipal Building Monmouth Junction, NJ 08852

Phone
732-329-4000

TDD
732-329-2017

November 13, 2002

96-012

CERTIFIED MAIL 7000 0600 0028 8071 4537

Constantine Vlecides, II
Co-Chairperson
Buckingham Place
155 Raymond Road
Princeton, NJ 08540

RE: Bond Release Request – Buckingham Place

Dear Ms. Vlecides:

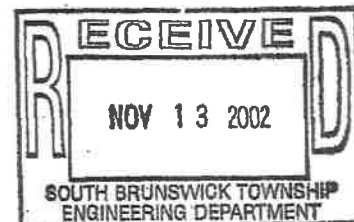
Enclosed please find a copy of "A RESOLUTION REJECTING A REQUEST FOR RELEASE OF PERFORMANCE BONDS FOR BUCKINGHAM PLACE" adopted by the Township Council of South Brunswick on November 6, 2002.

If you have any questions, please contact the Township Engineer's Office.

Sincerely,

Barbara Gut, RMC
Township Clerk

c: Jay Cornell, Assistant Township Engineer
Susan Froats, Comptroller
file



H.F.

**RESOLUTION REJECTING A REQUEST FOR RELEASE OF PERFORMANCE
BONDS FOR BUCKINGHAM PLACE**

WHEREAS, the Township of South Brunswick has received a request from Constantine Vleclides of Buckingham Place to release the performance bonds for Buckingham Place; and

WHEREAS, currently, the Township has the following bonds on file for this project:

	90% Performance Bond	10% Cash Bond
Deerpark Drive Improvements	\$34,570.00	\$3,841.00
Raymond Road Improvements	\$38,748.00	\$4,305.00
Tree Replacement Bond	\$27,785.00	

WHEREAS, after a recent site inspection, although the Township Engineer has determined that the majority of the site related improvements are completed, numerous items must still be addressed prior to the release of the bonds for the project;

NOW, THEREFORE BE IT RESOLVED on this 6th day of November, 2002, by the Township Council of the Township of South Brunswick, County of Middlesex, State of New Jersey, that:

1. It hereby rejects the request for release of the performance bonds as stated above to Buckingham Place as recommended by CME Associates.
2. If not already done, a copy of the latest punchlist be sent to Buckingham Place.

I do hereby certify that the foregoing is a true copy of a Resolution passed by the Township Council of South Brunswick at a meeting duly held on the 6th day of November, 2002.


Township Clerk

Prepared by: Lisa Piersanti
BuckinghamPlaceReject.1106



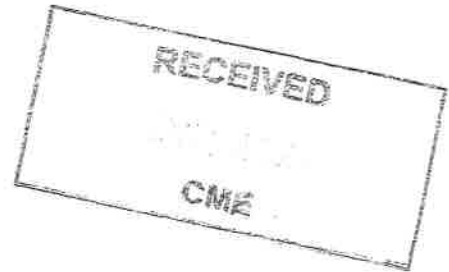
P- 82 - 20097-21

Buckingham Place

195 Lake Louise Marie Road
Rock Hill, New York 12775-8000
(800) 836-2100 / (845) 796-2100

January 12, 2009

CME Associates
Jay B. Cornell, P.E.
3141 Bordentown Ave
Parlin NJ 08859-1162



Re: Principal: Hidden Woods / Buckingham Place
Bond No: S000124183
Claim No: B10174
Project: Block 97; Lot 13.07
Obligee: Township of South Brunswick

Dear Mr. Cornell, P.E.:

We hereby acknowledge receipt of your correspondence.

In order for us to investigate this matter, we hereby request that you provide us with the following documentation and information:

1. A copy of the Agreement, including plans and specifications and amendments to the Agreement.
2. A detailed description of any uncompleted work and *the estimated cost to complete this uncompleted work (have not received this documentation).*
3. A copy of your entire file in this matter.
4. A sworn affidavit from your firm stating that we have been provided with a copy of your entire file in this matter.
5. An executed copy of the performance bond on this project.
6. A detailed description of any remedial work required and estimated cost of same.



We look forward to the receipt of this documentation and information.

Nothing herein stated is to be construed as an admission of liability nor as a waiver of any rights or defenses that the Frontier Insurance Company in Rehabilitation has or may have in this matter and all such rights and defenses are hereby expressly reserved.

Sincerely,

A handwritten signature in dark ink, appearing to read "Rose Werlau". The signature is fluid and cursive, with a long horizontal stroke at the end.

Rose Werlau
Surety Claims Analyst
807-5030



JOHN H. ALLGAIR, 1983-01
DAVID J. SAMUEL, P.E., P.P.
JOHN J. STEFANI, P.E., L.S., P.P.
JAY B. CORNELL, P.E., P.P.
MICHAEL J. McCLELLAND, P.E., P.P.
GREGORY R. VALES, P.E., P.P.

TIMOTHY W. GILLEN, P.E., P.P.
BRUCE M. KOCH, P.E., P.P.
ERNEST J. PETERS, JR., P.E., P.P.
LOUIS J. PLOSKONKA, P.E.
TREVOR J. TAYLOR, P.E.
BEHRAMTURAN, P.E.

January 14, 2009

Frontier Insurance Company
195 Lake Louise Marie Road
Rock Hill, New York 12775-8000

Attn: Ms. Rose Werlau
Surety Claims Analyst

Re: Township of South Brunswick
Buckingham Place at South Brunswick, LLC
Block 97; Lot 13.07
Bond No.: S000124183
Claim No.: B10174
South Brunswick File No. 96-012A
Our File No. PSOZ0097.01

Dear Ms. Werlau:

Our office recently received your January 12, 2009 letter requesting the status of the various bonds on file for the above referenced project.

Since our last letter to you dated August 12, 2008, our office has not been contacted nor received any additional information relative to the outstanding punchlist items.

Please be advised that this project is a private development and not a municipal project.

It would be recommended that you contact the Township of South Brunswick Director of Law, Donald Sears, Esq. at (732) 329-4000 Ext 7311 in order to coordinate your proposed investigation of this matter.

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

Very truly yours,

Jay B. Cornell, P.E.
CME Associates

JBC/tab
Enclosure
cc: Township File



Memorandum

9/1/09
9/1/09
P-50-20097-21
Buckingham
per

To: Jay Cornell, Township Engineer's Office
Cc: Matthew Watkins, Township Manager
From: Donald J. Sears, Director of Law
Date: April 14, 2009
Re: Hidden Woods/Buckingham Place – Our File No. L1021

I received correspondence from Frontier Insurance Company in the above referenced matter. As you know, Frontier is in rehabilitation and is seeking to manage all of the claims against it.

The Township's claim is being processed as part of the receivership, and has been given Claim No. B10714, Receivership No. FIC-SUR090182. In order to process the Township's claim further, the amount of outstanding items on the punchlist must be quantified into a dollar amount. The last punchlist that I have in my file is from October 2002.

Please advise if there are any updated punchlists since October 2002. If so, please provide me with a copy. In addition, please provide me with your best estimate of the costs associated with all of the outstanding punchlist items. If need be, use the October 2002 punchlist to reach this estimate. I will forward the costs to the Receiver of Frontier for further review.

Thank you for your considerations in this matter.

DJS/lw



JOHN H. ALLGAIR, 1983-01
DAVID J. SAMUEL, P.E., P.P.
JOHN J. STEFANI, P.E., L.S., P.P.
JAY B. CORNELL, P.E., P.P.
MICHAEL J. McCLELLAND, P.E., P.P.
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ERNEST J. PETERS, JR., P.E., P.P.
LOUIS J. PLOSKONKA, P.E.
TREVOR J. TAYLOR, P.E.
BEHRAM TURAN, P.E.

MEMO TO: Donald Sears – Director of Law

FROM: Jay B. Cornell, P.E. – Township Engineer's Office 

DATE: April 23, 2009

SUBJECT: Buckingham Place at South Brunswick, LLC
Bond Release Request
Block 97, Lot 13.07
South Brunswick File No.: 96-012A
Our File No. PSOZ0097.01

Our office is in receipt of your April 14, 2009 memo relative to the outstanding punchlist items associated with the above referenced project.

Since our office has not prepared an updated punchlist since 2002, we utilized this document to prepare the cost estimate you requested. Based upon our calculations, the cost estimate to complete the outstanding punchlist items would be \$50,000.00.

It should be noted that the majority of the punchlist items are located on private property and not within the public right-of-way. Therefore the Township's involvement in correcting these deficiencies in the future will have to be further reviewed.

Please advise if you require any further information relative to this matter.

JBC/blr
cc: Township File





TOWNSHIP OF SOUTH BRUNSWICK

Municipal Building • P.O. Box 190 • Monmouth Junction, NJ 08852-0190

P-35-2297.01
Buckingham Place

Phone 732-329-4000 X7311 Fax 732-329-9026

December 7, 2009

RECEIVED

DEC 09 2009

SOUTH BRUNSWICK TOWNSHIP
PLANNING DEPT.

Constantine Vlecides, II
Managing Director and Member
Buckingham Place
155 Raymond Road
Princeton, NJ 08540

Re: Bond No. S000124183, entitled Hidden Woods (Buckingham Assisted Living Bond)
Our File No. L1021

Dear Mr. Vlecides:

As you know, the Township has filed a claim with Frontier Insurance Company (in rehabilitation) based upon the outstanding items contained in the October 2002 punchlist prepared by CME Associates. A copy of the 2002 punchlist is enclosed for your reference.

I understand from various correspondence that I have had with Frontier Insurance Company that all items have been completed. Your letter to Frontier Insurance dated November 5, 2009 indicates that you believe all items required under the site bond have been completed, and that "the problem lies with the Township Engineer who did not follow up properly on inspections."

In my conversations with the Township Engineer's office, I have been advised that they were not provided with notice to do a final inspection. Since you believe all items in the punchlist have been completed, it is appropriate to have the Township Engineer return to the site to do a final inspection to confirm that all items have been satisfactorily completed.

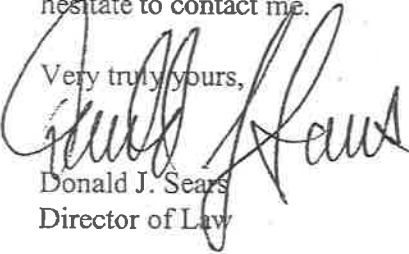
As you know, the Municipal Land Use Law provides that all such inspections are to be paid out of developer escrow accounts. Indeed, I am sure that you recall that you posted certain amounts with the Township from which funds were drawn to cover the expense of these inspections. In my conversation with the Township Finance Department, I have been advised that the escrow account for Buckingham Place contains a zero balance. Since no escrow funds are available, the Township Engineer is unable to perform the required final inspection.

As a result, please post additional inspection escrow funds with the Township's Finance Department in order to cover the cost of the final inspection. I have been advised by the Township Engineer's office that the amount of \$2,000 should be posted. As soon as this amount is posted, the Township Engineer's office will inspect the property to confirm that all punchlist items have been satisfactorily completed. In the event that they have, the Township would be in a position to release any outstanding bonds and/or abandon its claim for compensation with Frontier Insurance Company.

Please note that without the final inspection to confirm that all items have been satisfactorily completed, the Township is unable to conclude its claim. In that event, the Township will continue to pursue a claim with Frontier Insurance Company for the cost of the outstanding items contained in the October 2002 punchlist.

Thank you for your considerations in this matter. If you have any questions or comments, please do not hesitate to contact me.

Very truly yours,



Donald J. Sears
Director of Law

DJS/lw

Cc: Rose Werlau, Frontier Insurance Company
Jay Cornell, Township Engineer's Office ✓

Memorandum

To: Jay Cornell, Township Engineer's Office
From: Donald J. Sears, Director of Law 
Date: December 17, 2009
Re: Hidden Woods (Buckingham Place Assisted Living) Bond

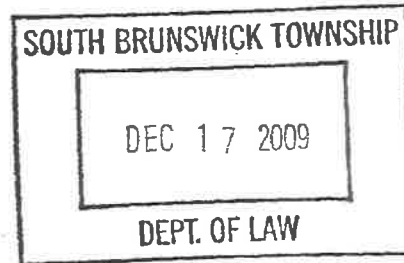
Attached please find a letter dated December 15, 2009 from Peter J. Saker, Inc., the contractor of the above referenced project. This letter was in response to my letter dated December 7, 2009 to Buckingham Place.

Please review and comment. Thank you for your considerations in this matter.

DJS/lw
Attachment

P J S Peter J. Saker, Inc.
General Contractor

P.O. Box 49, Freehold, New Jersey 07728
732-462-9200 Fax 732-780-2437



December 15, 2009

Mr. Donald J. Sears
Director of Law
Township of South Brunswick
P.O. Box 190
Monmouth Junction, New Jersey 08852-0190

Re: Bond Number: S000124183
Entitled Hidden Woods (Buckingham Assisted Living Bond)
Township File #: L1021

Dear Mr. Sears:

Your letter of December 7, 2009 is another in a long line of letters that have gone back and forth between this office and the Engineers for the Township of South Brunswick. I stand by my position that this work has been completed and was inspected. I personally met the Landscape Engineer (Designer) from the CME Office in Howell Township, we walked the entire site and everything that was planted was approved. Also present was the Landscape Contractor and an Owners Representative. Based on that approval I was able to release the retainage to the contractor.

Concerning the drainage and other items that you listed, my project Superintendent, Vince Matuzza, who supervised this project (from start to finish) returned to the project on numerous occasions to meet with Subcontractors and Township Inspectors, to show them that the work they requested had been completed. Vince continued to work for me for three to four years after the project was completed. If necessary, I will secure a sworn deposition from him.

The sidewalks have been completely repaired over the past 7 years and the paving has been patched and repaired on several occasions. It is now seven years after the building was turned over to the Owner. I think that this has become a ridiculous situation, a situation that

*Mr. Donald J. Sears
Director of Law
Township of South Brunswick
Page Two (2)*

borders on harassment by the Township's Engineering Firm. Mr. Sears, I have been in this business for forty years and I know how Municipal Engineers invoice and perform.

I cannot send \$2,000.00 to anybody until I know that this project will be finalized and the Bond released. I have never had a problem with the Owners and we have continued to do other projects together. Engineering Firms that work for Municipalities continue to invoice Developers and Contractors at will, I am not prepared to post any fee until it's determined that this situation will be resolved.

Very truly yours,

A handwritten signature in black ink, appearing to read "PJSaker", with a long horizontal flourish extending to the right.

Peter J. Saker, Jr.

PJS/lar

cc: Frank Gambatese, Mayor
Township of South Brunswick, NJ



TOWNSHIP OF SOUTH BRUNSWICK

Municipal Building • P.O. Box 190 • Monmouth Junction, NJ 08852-0190

Phone 732-329-4000 X7311 Fax 732-329-9026

December 29, 2009

Frontier Insurance Company in Rehabilitation
Attn: Legal Department
195 Lake Louise Marie Road
Rock Hill, NY 12775-8000

Re: Claimant: Township of South Brunswick
Receivership No.: FIC-SUR090182
Policy/Bond #: S000124183
FICIR Claim #: B10174
Amount of Claim: \$50,000
Your File #: 96-012A

PLEASE TAKE NOTICE that the above referenced claimant, Township of South Brunswick, hereby serves this written objection to the Notice of Determination in the above referenced matter, which determination recommended no payment toward this claim.

The reason given for disallowance of the claim is that "the claimant has not supplied supporting documentation that the items listed in the claim are covered under the bond, including, but not necessarily limited to copies of the plans and specifications."

Please be advised that the Township of South Brunswick has either provided copies of all relevant documents and/or made them available for inspection since the time of original request. Enclosed please find copies of correspondence dating back to January 12, 2009, the date of the original request for documentation that was received by the Township's consulting engineer, CME Associates. In response, CME Associates provided information via letter dated January 14, 2009. That was followed up with a letter to me from Rose Werlau, Surety Claims Analyst for Frontier Insurance Company in Rehabilitation on February 3, 2009. I also received a separate letter dated February 6, 2009 from Chris DuBois, Corporate Counsel for Frontier Insurance Company in Rehabilitation, and a third letter was received from Al Escobar, Chief Executive Officer of Frontier Insurance Company in Rehabilitation dated March 31, 2009. In this latest letter, Mr. Escobar indicated that Frontier would be reviewing the file to determine what documentation would be required to support the Township's claim. He specifically indicated that "in the event we require additional information, we will contact you again to request specific documentation. If the documentation in Frontier's file is complete, we will proceed to the next step of the procedure and notify you accordingly." In response, I wrote to Mr. Escobar on June 8, 2009, advising him of the amount of the claim, which was not indicated on his March 31, 2009 letter. I also provided him with a copy of the October 2002 punchlist, which was the most current punchlist as of that time.

I received no further request from anyone on behalf of Frontier Insurance Company in Rehabilitation until an October 13, 2009 letter from Rose Werlau, who requested an updated punchlist (other than October 2002) and a copy of the agreement, including plans and specifications and amendments to the agreement.

In response, on October 19, 2009, I wrote to Ms. Werlau, forwarding to her the only punchlist in existence, that being the October 2002 punchlist. I also provided her with a copy of the resolution of approval of the Zoning Board of Adjustment dated February 18, 1999. As was pointed out to Ms. Werlau in the letter of January 14, 2009 from CME Associates, this matter relates to a project that was a private development, and not a municipal project. As such, there is no such "agreement". The resolution of approval from February 18, 1999 forms the basis of the requirements.

My October 19, 2009 letter also advised Ms. Werlau that copies of the filed plans were available for \$4.00 per page or for inspection during normal business hours. They remain so today.

In response, rather than request copies of the plans, or make arrangements for their review, Frontier advised me via a letter dated November 3, 2009 that it had been advised by its principal, Peter Saker, Jr., that he was in discussions with the owners of Buckingham Place, the Township engineers and Township officials to resolve the open items, which he anticipated concluding by the end of 2009. I then received a facsimile on November 13, 2009, which transmitted a letter from the owners of Buckingham Place wherein they claimed to have completed all work. I received another facsimile from Frontier on November 24, 2009, requesting a status update.

On December 7, 2009, I wrote directly to the owners of Buckingham Place, outlining what had to be done to complete this project. A copy of this was sent to Frontier.

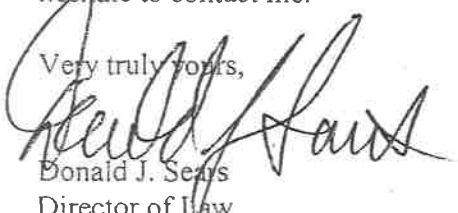
In response, I received a letter dated December 15, 2009 from Peter J. Saker, Jr., Inc., the contractor on the project, wherein he adamantly opposed the Township's effort to resolve this matter.

At no time has the Township refused to provide any documentation that was requested. The reason for disallowance in the Notice of Determination dated December 16, 2009, indicates that "the Surety has attempted to determine the accuracy of the plans and specifications for work covered under the bond..." It is respectfully submitted that no such attempt could have been made without either reviewing the actual plans and specifications during normal business hours at the Municipal Building or ordering copies of the plans and specifications for the work. To the best of my knowledge, neither was done.

It is therefore respectfully requested that the recommendation of the Rehabilitator be reconsidered and/or denied.

Thank you for your considerations in this matter. If you have any questions or comments, please do not hesitate to contact me.

Very truly yours,


Donald J. Sears
Director of Law

DJS/lw

Cc: Jay Cornell, Township Engineer's Office ✓

Memorandum

To: Larry Merk, Director of Utilities
Raymond Olsen, Director of Public Works
Robert Griggs, Utilities Supervisor
Tom Kazanski, Road Supervisor

From: Donald J. Sears, Director of Law

Date: December 29, 2009

Re: Buckingham Place Punchlist

For some time, I have been trying to resolve whether outstanding items remain open from the October 2002 punchlist prepared for this project by CME Associates. A copy of the October 2002 punchlist is attached for your reference.

Please review the punchlist and advise if the items on the punchlist that relate to your area of expertise have been and/or were repaired at some point between October 2002 and today.

Please note that I am not trying to prepare another punchlist. I simply want to determine if any of the items listed on the October 2002 punchlist were left unrepaired.

Thank you for your prompt attention to the above. If you have any questions or comments, please do not hesitate to contact me.

DJS/lw
Attachment

Attachment: BuckinghamPlaceBondRelease (4192 : Authorizing Buckingham Place Agreement)

JOHN H. ALLGAIR, 1983-87
 DAVID J. SAMUEL, P.E., P.P.
 JOHN J. STEFANI, P.E., L.S., P.P.
 JAY S. CORNELL, P.E., P.P.
 MICHAEL J. McCLELLAND, P.E., P.P.
 GREGORY R. VALERI, P.E., P.P.



TIMOTHY W. GILLEN, P.E., P.P.
 BRUCE M. KOCH, P.E., P.P.
 ERNEST J. PETERS, JR., P.E., P.P.

TOWNSHIP OF SOUTH BRUNSWICK
 BUCKINGHAM PLACE SITE PLAN

PUNCHLIST

P-SO-Z0097-01
 October, 2002

I. CURBS

1. Raymond Road - 10 lf of curb is cracked/broken, 6th section left of utility pole #66755SB (poured concrete curb) (see diagram)
2. Deerpark Road - replace 1 belgian block curb opposite side of road from emergency access road (see diagram)
3. Raymond Road - 10 lf of curb is cracked/broken
4. Deerpark Road - 1 belgian block is cracked/broken

Resolved as
 part of road
 widening by
 SB Twp.

II. SIDEWALK

- ① Raymond Road - 20 sf of sidewalk (handicap ramp) cracked/damaged at entrance to Raymond Road right side (see diagram)
- ② Back of Building - rec/chapel right side - 75 sf of sidewalk cracked/damaged replace 3 sections
- ③ Back of Building - left side, 18 sf of sidewalk cracked/damaged
- ④ Back of Building - right side of building, 20 sf of damaged sidewalk
- ⑤ Raymond Road - 100 sf of sidewalk by the fire hydrant (shown in diagram) is heaved needs to be replaced.

Not done

Done as
 per DPW

Not done

III. STORM SEWER SYSTEM

1. Inlet A6 - Stn MH 5.A - water in storm sewer pipe
2. Inlet A2-1 - water in channel of pipe
3. Inlet A4 - toward Deer Park Road - RCP half filled with soils
4. Inlet D2 - FES D3 RCP pipe bows in center of run, debris build up, remove debris, repair pipe run
5. Low Flow channel - remove or replace 3 sections of the low flow channel (4 cracks in 3 sections)
6. Inlet No. A6 - in front of building right side along emergency access road around building, mortar casting, water in Inlet and channel.
7. Inlet E4 - remove sand and debris
8. Inlet A-5 Inlet at entrance at Raymond Road left side - relocate ladder rungs,
9. Inlet E3 - remove sand and debris
10. Inlet E3-2 - plaster wall with 1/2" thick mortar
11. Inlet D2 - grate is cracked/broken, remove sand and debris
12. Inlet E2 - mortar casting, plaster walls with 1/2" thick mortar, remove sand and debris

Done as
 per DPW

CONSULTING AND MUNICIPAL ENGINEERS

3141 BORDENTOWN AVENUE • PARLIN, NEW JERSEY 08859-1182 • 732-737-8900

Attachment: BuckinghamPlaceBondRelease (4192 : Authorizing Buckingham Place Agreement)



Township of South Brunswick
Buckingham Place Site Plan
Page 2

Done as per SAW

13. Inlet C2 – mortar casting, remove filter fabric.
14. Inlet A4 – mortar casting, remove sand and debris
15. Inlet A2-4 structure – mortar casting
16. Inlet A2 – remove sand and debris
17. Inlet A10 – remove sand and debris
18. Inlet A2-1 – water in channel.
19. MH No. A5.A – ladder rungs are out of alignment.
20. MH No. A2-1 – water in channel.
21. Provide storm sewer as-builts for review.
22. Detention basin certification to be provided.

IV.

SANITARY SEWER SYSTEM

1. San MH #51 – mortar frame, mortar brick course, additional ladder rungs are required.
2. Provide sanitary sewer as-builts for review
3. Township Sewer Department to verify approval of sanitary improvements

V.

WATER DISTRIBUTION

1. Provide water as-builts for review
2. Township Water Department to verify approval of valves, curb stops, fire hydrants and etc.

VI.

PAVEMENT

1. Assisted Living Facility Parking Lot opposite detention basin - 2 areas sunken and 1 large area disfigured and some cracks

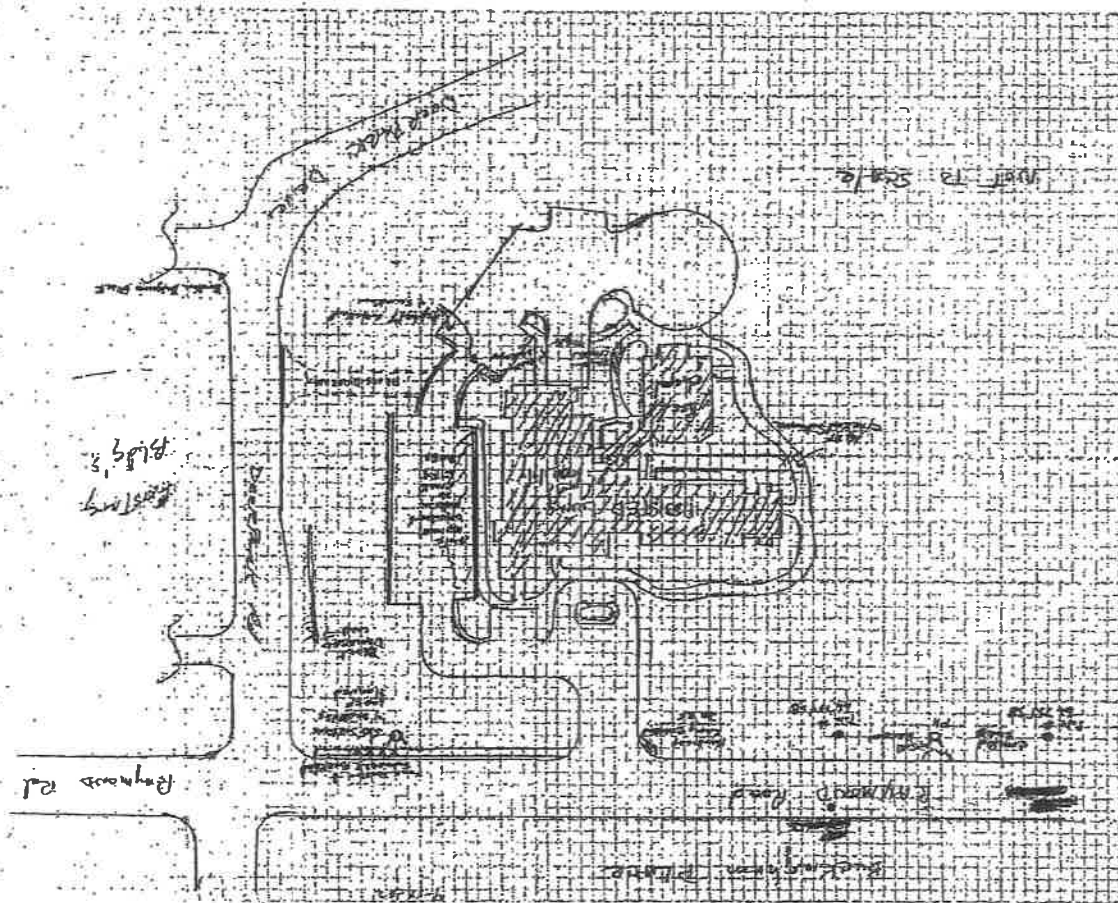
VII.

MISCELLANEOUS

1. All outstanding conditions of Resolution of approval to be addressed.
2. Install traffic control signs and striping as per approved plan
3. Landscaping needs repair around sidewalk and fire hydrants along Raymond Road.
4. Rip-rap not installed in accordance with approved plans.
5. Curb and sidewalk improvements along Raymond Road to be completed in accordance with approved plan
6. Outstanding landscaping punchlist items to be completed.

*1/12/10:
Done as per Larry Merk & Bob Briggs*

Done



Attachment: BuckinghamPlaceBondRelease (4192 : Authorizing Buckingham Place Agreement)



JOHN H. ALLGAIR, P.E., P.P. (1983-2001)
 DAVID J. SAMUEL, P.E., P.P.
 JOHN J. STEFANI, P.E., L.S., P.P.
 JAY B. CORNELL, P.E., P.P.
 MICHAEL J. MCCLELLAND, P.E., P.P.
 GREGORY R. VALES, P.E., P.P.

TIMOTHY W. GILLEN, P.E., P.P.
 BRUCE M. KOCH, P.E., P.P.
 ERNEST J. PETERS, JR., P.E., P.P.

MEMORANDUM

DATE: October 30, 2002
 TO: Jay Cornell, PE
 FROM: Joe Savona, CLA
 RE: Buckingham Place
 Follow-up Overall Landscape Evaluation
 Our File: P-SO-20067-01

Please be advised that a follow-up landscape evaluation was performed at the above-referenced site on October 21, 2002 to confirm the proposed landscape materials as indicated on the approved Landscape Plan, dated September 19, 1997 last revised December 7, 1999 were satisfactorily installed and the corrective work per our previous punch list dated November 7, 2001 was satisfactorily addressed. The following items are deficient and in need of corrective work:

West Side of Raymond Road Entrance:

1. Replace two (2) dead LEFO (Rainbow Leucothee) within a grouping of 3.
2. Provide two (2) missing HEST (Stella 'D' Oro Yellow Daylily) within a grouping of 14.
3. Provide one (1) missing COFL (Flowering Dogwood).

North and West Side of Emergency Access:

4. Replace one (1) dead and provide one (1) missing PIST (Eastern White Pine) within a grouping of 4 located west of the building.
5. Provide one (1) missing MYPE (Northern Bayberry) within a grouping of 4 located west of the building.
6. Provide one (1) missing PIOM (Sabian Spruce) within a grouping of 7.

Parking Area South of Facility along Woodline:

7. Replace one (1) PIST (Eastern White Pine) with a broken central leader within a grouping of 4.

G:\REG\GENERAL\P-SO-20067-01 Land Eval 10-30-02.doc

CONSULTING AND MUNICIPAL ENGINEERS

1400 ROUTE 6 SOUTH, HOWELL, NEW JERSEY 07731 — (732) 462-7400 — FAX: (732) 409-0785



Attachment: BuckinghamPlaceBondRelease (4192 : Authorizing Buckingham Place Agreement)

Memo
Re: Buckingham Place
Landscape Evaluation



October 30, 2002
P-SO-Z0067-01
Page 2

Southern Detention Basin along East Side of Site:

8. Remove one (1) existing Norway Maple (approx. 8" caliper) located at the east side of the basin since it has an excessive lean and poses a safety hazard.
9. Provide seven (7) missing MYPE (Northern Bayberry) within a grouping of 8.
10. Replace one (1) unapproved substitution of River Birch for TADI (Bald Cypress) located at the northern end of the basin.

Northern Detention Basin along East Side of Site:

11. Provide three (3) missing VIDE (Arrowwood Viburnum) within a grouping of 5 located near the outlet structure at the south end of the basin.
12. Replace two (2) unapproved substitution of River Birch for TADI (Bald Cypress).
13. Replace one (1) dead ILCG (Green Luster Holly) within a grouping of 7 located along the east side of the basin near the south end of the basin.
14. Provide one (1) missing ILCG (Green Luster Holly) within a grouping of 4 located along the east side of the basin near the center.
15. Provide the appropriate pesticide treatment for one (1) TADI (Bald Cypress) showing signs of bag worm infestation.
16. Provide three (3) missing MYPE (Northern Bayberry) within a grouping of 5 located at the north end of the basin.
17. Provide four (4) missing MYPE (Northern Bayberry) within a grouping of 10 located near the northwest corner of the basin.
18. Provide three (3) missing ILCG (Green Luster Holly) within a grouping of 10 located near the northwest corner of the basin.
19. Replace two (2) dead EUAC (Dwarf Winged Euonymus) within a grouping of 9 located near the northwest corner of the basin.
20. Replace four (4) dead and provide eight (8) missing EUAC (Dwarf Winged Euonymus) within a grouping of 19 located along the west side of the basin.
21. Replace six (6) dying and provide two (2) missing EUAC (Dwarf Winged Euonymus) within a grouping of 12 located along the west side of the basin.

Q:\CHECKED\ALP-P-SO-Z0067-01 Land Eval 10-30-02.doc



Attachment: BuckinghamPlaceBondRelease (4192 : Authorizing Buckingham Place Agreement)



Memo
Re: Buckingham Place
Landscape Evaluation

October 30, 2002
P-SO-20097-01
Page 3

- 22. Replace three (3) dead and provide two (2) missing EUAC (Dwarf Winged Euonymus) within a grouping of 10 located along the west side of the basin.
- 23. Replace two (2) dead EUAC (Dwarf Winged Euonymus) within a grouping of 4 located at the southwest corner of the basin.

East of the Raymond Road Entrance:

- 24. Provide one (1) missing COFL (Flowering Dogwood).

Foundation Plantings along the Perimeter of the Facility:

- 25. Provide one (1) missing COFL (Flowering Dogwood) located at the north side of the Recreation Chapel.
- 26. Provide one (1) additional AMLA (Snow Cloud Allegheny Serviceberry) to compensate for two (2) undersized AMLA within a grouping of located near the south west corner of the Assisted Living Facility near the emergency access.
- 27. Replace three (3) dying GLTH (Halka Honeylocust) in poor physical condition located along the sidewalk west of the facility's main entrance.
- 28. Provide three (3) missing PEAL (Dwarf Fountain Grass) within a grouping of 6, provide one hundred seventy five (175) missing HEHE (English Ivy) within a grouping of 175 located west of the facility's main entrance.
- 29. Replace one (1) dead GLTH (Halka Honeylocust) and provide six (6) missing HEST (Stella 'D' Oro Yellow Daylily) within a grouping of 18 located within the parking lot island east of the facility's main entrance.
- 30. Replace two (2) dead ACSV (Green Mountain Sugar Maple) located within the corner parking lot island near the northeast corner of the building.
- 31. Provide one (1) missing COFL (Flowering Dogwood) located at the northeast corner of the building.
- 32. Replace one (1) dying GLTH (Halka Honeylocust) in poor physical condition located near the center of the east side of the facility.
- 33. Provide three (3) missing and replace one (1) dying THOC (Dark American Arborvitae) within a grouping of 8 located at the southeast corner of the building.

OME\GENERAL\P-SO-20097-01 Land Eval 10-30-02.doc





Memo
Re: Buckingham Place
Landscape Evaluation

October 30, 2002
P-SO-Z0087-01
Page 4

34. Replace two (2) dying RHCR (Roseum Elegans Rhododendron) within a grouping of 3 and provide one (1) missing RHCR (Roseum Elegans Rhododendron) within a grouping of 7 located at the southeast corner of the building.
35. Provide two (2) missing ILCG (Green Luster Holly) within a grouping of 5 and provide one (1) missing SPGL (Little Princess Spirea) located near the east side of the cul-de-sac south of the Recreation Chapel.
36. Provide three (3) missing ARAR (Brilliant Red Chokeberry) within a grouping of 8 located along the west side of the building near the Service / Loading Area.

General Comments

37. A significant quantity of foundation plantings are identified on the approved plans as being, "coordinated and designed with the final architectural." The planting plans which specify the overall foundation plantings should be provided to our office for review and approval prior to the designated areas (currently empty mulch beds) being planted. Also, some areas of the foundation plantings along the north side of the building were incomplete at the time of the field walks.
38. A substitution letter should be provided to our office for review and approval for all substitutions indicated as being "unapproved".
39. All replacement trees and shrubs shall be sized, installed and staked as per the approved plan. Any plant substitutions shall be submitted in writing to the Township Engineer for approval prior to installation.

C:\2002\GENERAL\SO-Z0087-01 Land Eval 10-30-02.doc



Attachment: BuckinghamPlaceBondRelease (4192 : Authorizing Buckingham Place Agreement)



JOHN H. ALLGAIR, 1983-01
DAVID J. SAMUEL, P.E., P.P.
JOHN J. STEFANI, P.E., L.S., P.P.
JAY B. CORNELL, P.E., P.P.
MICHAEL J. McCLELLAND, P.E., P.P.
GREGORY R. VALES, P.E., P.P.

TIMOTHY W. GILLEN, P.E., P.P.
BRUCE M. KOCH, P.E., P.P.
ERNEST J. PETERS, JR., P.E., P.P.
LOUIS J. PLOSKONKA, P.E.
TREVOR J. TAYLOR, P.E.
BEHRAM TURAN, P.E.

MEMO TO: Donald Sears – Director of Law

FROM: Jay B. Cornell, P.E. – Township Engineer's Office *JBC*

DATE: January 5, 2010

SUBJECT: Buckingham Place at South Brunswick, LLC
Bond Release Request
Block 97, Lot 13.07
South Brunswick File No.: 96-012A
Our File No. PSOZ0097.01

In accordance with the request of your December 17, 2009 memo, our office has reviewed the December 15, 2009 letter from Peter J. Saker, Inc. relative to the status of the punchlist work associated with the above referenced project.

In order to determine the current status of this project our office performed the following tasks:

1. Review of CME Associates files
2. Review of Township of South Brunswick files
3. Review of CME Billing Invoices submitted to Township
4. Review of project status with Township Finance Department.
5. Discussion of project status with site inspectors

As you are aware, in November 2002 a request for the release of the bonds for the Buckingham Place project was denied by the Mayor and Council. At that time an October 2002 punchlist highlighted the work that remained to be completed on the project before the bonds could be released.

After the rejection of the bond release request, our office was contacted by Peter J. Saker, Jr. in order to review the outstanding punchlist items. Over the course of the next year various letters from Mr. Saker relative to the project punchlist were received. In addition various inspections were performed by our office in order to review punchlist repairs performed by the Contractor. We are providing herein copies of the various letters received from Mr. Saker relative to the punchlist work on the project.

With regard to the site related punchlist items, our field inspector William Rutan was contacted in order to determine his recollection of the project status. Mr. Rutan indicated he performed various inspections in the Fall of 2003. Our billing records did confirm various spot inspections during the months of September and October 2003 in order to review the punchlist



Don Sears, Esq.
January 5, 2010
Page 2



work being performed. Although these inspections were performed, Mr. Rutan indicated that all of the items on the October 2002 punchlist were never totally completed.

In reference to the site landscaping related punchlist items, our Landscape Architect Joseph Savona was contacted in order to determine his recollection of the project status. Mr. Savona indicated he performed various inspections in the Spring / Summer of 2003. Our billing records did confirm various inspections during the months of April, May, June and July of 2003. Although Mr. Savona did recall the majority of the landscaping items being addressed, his notes indicated that he spoke with Mr. Saker on July 3, 2003 to advise him of the remaining items on the punchlist to be corrected. Mr. Savona indicated that he was never contacted to perform a follow-up inspection after his July 3, 2003 conversation with Mr. Saker.

In reviewing the correspondence in our files from Mr. Saker, the attached March 19, 2004 letter acknowledges that punchlist items were still outstanding. Our billing records do not indicate any work being performed on the project since October 2003. Therefore this would serve to confirm our position that the punchlist items were never totally completed.

At this time, after a six (6) year time frame, the question as to how to resolve this matter needs to be decided. During our recent review of this project with the Township Finance Department we were advised that, contrary to their previous review, they still do have approximately \$1,500.00 remaining in escrow fees which could be utilized to perform some additional site inspections.

Based upon our review it appears that the majority although not all of the items contained in our October 2002 punchlist were previously addressed. Since we are dealing with private improvements on private property, it would be suggested that a general inspection of the site be performed rather than preparing an updated punchlist. As long as no major problems are discovered, the existing bonds could be released.

Please review this proposal and advise as to how to proceed.

JBC/blr

cc: Mayor Frank Gambatese
Township File



Memo

To: Don Sears, Director of Law

From: Robert Griggs, Utilities Supervisor

R. Griggs

CC: J. Cornell, Township Engineer, Larry Merk, Utilities Director, File

Date: January 11, 2010

Re: Buckingham Place – Punch List

Be advised that the three items related to the Buckingham Place sanitary sewerage system noted in the October 2002 CME punch list report have been addressed.

The sanitary sewerage system is acceptable at this time.

RG/jp

Memorandum

To: Raymond T. Olsen, Director of Public Works

From: Thomas Kazanski, Supervisor

Date: 4/28/2010

Re: Buckingham Place Punch List

The following items are not finished on the punch list are as follows:

Curbs Item #1

 Item #3

Sidewalk Item #1

 Item #5


Thomas Kazanski, Supervisor
Public Works Department

TK/dak



JOHN H. ALLGAIR, 1983-01
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TOWNSHIP OF SOUTH BRUNSWICK
BUCKINGHAM PLACE SITE PLAN

PUNCHLIST

P-SO-Z0097-01
October, 2002

I. CURBS

1. Raymond Road - 10 lf of curb is cracked/broken, 6th section left of utility pole #36755SB (poured concrete curb) (see diagram)
2. Deepark Road - replace 1 belgian block curb opposite side of road from emergency access road (see diagram)
3. Raymond Road - 10 lf of curb is cracked/broken
4. Deepark Road - 1 belgian block is cracked/broken

II. SIDEWALK

1. Raymond Road - 20 sf of sidewalk (handicap ramp) cracked/damaged at entrance to Raymond Road right side (see diagram)
2. Back of Building - rec/chapel right side - 75 sf of sidewalk cracked/damaged replace 3 sections
3. Back of Building - left side, 16 sf of sidewalk cracked/damaged
4. Back of Building - right side of building, 20 sf of damaged sidewalk
5. Raymond Road - 100 sf of sidewalk by the fire hydrant (shown in diagram) is heaved needs to be replaced.

III. STORM SEWER SYSTEM

1. Inlet A6 - Stn MH 5.A - water in storm sewer pipe
2. Inlet A2-1 - water in channel of pipe
3. Inlet A4 - toward Deer Park Road - RCP half filled with soils
4. Inlet D2 - FES D3 RCP pipe bows in center of run, debris build up, remove debris, repair pipe run
5. Low Flow channel - remove or replace 3 sections of the low flow channel (4 cracks in 3 sections)
6. Inlet No. A6 - in front of building right side along emergency access road around building, mortar casting, water in inlet and channel.
7. Inlet E4 - remove sand and debris
8. Inlet A-5 Inlet at entrance at Raymond Road left side - relocate ladder rungs,
9. Inlet E3 - remove sand and debris
10. Inlet E3-2 - plaster wall with 1/2" thick mortar
11. Inlet D2 - grate is cracked/broken, remove sand and debris
12. Inlet E2 - mortar casting, plaster walls with 1/2" thick mortar, remove sand and debris

CONSULTING AND MUNICIPAL ENGINEERS

3141 BORDENTOWN AVENUE • PARLIN, NEW JERSEY 08859-1182 • 732-727-8000





TOWNSHIP OF SOUTH BRUNSWICK

Municipal Building • P.O. Box 190 • Monmouth Junction, NJ 08852-0190

Phone
732-329-4000
X7311
Fax
732-329-9026

RECEIVED

MAY 18 2010

SOUTH BRUNSWICK TOWNSHIP
PLANNING DEPT.

May 13, 2010

Constantine Vlecides, II
Managing Director and Member
Buckingham Place
155 Raymond Road
Princeton, NJ 08540

Re: Buckingham Assisted Living Bond
Bond No. S000124183
Our File No. L1021

Dear Mr. Vlecides:

I have spent some time reviewing this matter to try to resolve all outstanding issues. This has included conversations with the Township's consulting engineer, the Public Works department and representatives of Frontier Insurance Company (in Rehabilitation). The Township Public Works department has also conducted an inspection of the public improvements at the site. I have been advised that items I. 1 and 3 as well as items II. 1 and 5 from the October 2002 punchlist remain unacceptable. These include sections of cracked/broken curb along Raymond Road as well as cracked/damaged sidewalk along Raymond Road. In my conversations with the Public Works department, these appear to be the same areas reflected in the letter dated October 20, 2003 from Peter J. Saker, Jr. (items 3 and 4). I have enclosed the October 20, 2003 letter as well as the results of the Public Works inspection for your review.

In my discussions with Frontier Insurance Company (in Rehabilitation), they have offered to settle this matter by the payment of \$600 to the Township. I have also been advised by the Township's Finance department that \$1,507.75 remains on account in the escrow account originally posted for this project.

In order to resolve this matter in full, the Township would be willing to release all of its claims filed with Frontier Insurance Company (in Rehabilitation) as well as release all bonds related to this matter for payment to the Township in the form of \$600 from Frontier Insurance and retention of the \$1,507.75 remaining on account with the Township, for a total of \$2,107.75.

Please review this matter and advise me of your position at your earliest convenience. Of course, if you have any questions or comments, please do not hesitate to contact me.

Very truly yours,

Donald J. Sears
Director of Law

Cc: Jay Cornell ✓
Peter Saker, Jr.



RESOLUTION 2010-363

Authorizing Bond Release for Buckingham Place

WHEREAS, an agreement was reached between Buckingham Place and the Township related to the completion of certain public improvements and development punchlist items, a part of which called for the release of outstanding bonds associated with Buckingham Place when the terms and conditions of the agreement had been met; and

WHEREAS, the following bonds are currently on file with the Township:

<u>Index No.</u>	<u>Bond No.</u>	<u>Date Posted</u>	<u>Type</u>	<u>Amount</u>
1310	Cash	2/14/2000	Tree Maintenance	\$4,167.75
1311	Cash	2/14/2000	Deerpark Drive	
				\$3,841.00
1312	Cash	2/14/2000	Raymond Road	
				\$4,305.00
1330	124190	3/09/2000	Performance	\$38,748.00
1331	124189	3/09/2000	Performance (Deerpark Drive)	\$34,570.00
1333	124183	3/09/2000	Performance (Tree Replacement)	\$27,785.00
1560	FP0009551	12/03/2001	Incomplete Site	
				\$25,000.00

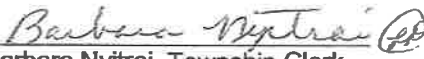
WHEREAS, since the agreement has been executed by both parties and all terms and conditions have been met, the bonds can be released at this time;

NOW THEREFORE BE IT RESOLVED on this 24th day of August, 2010, by the Township Council of the Township of South Brunswick, County of Middlesex, State of New Jersey, that:

1. The Township Council hereby authorizes the release of the bonds indicated above for Buckingham Place at this time.
2. The Township Treasurer is hereby authorized to retain the \$1,507.75 previously posted as an inspection escrow and apply same to general municipal purposes.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Chris Killmurray, Councilman
SECONDER:	Joseph Camarota, Councilman
AYES:	Joseph Camarota, Chris Killmurray, John G O'Sullivan, Frank Gambatese
ABSENT:	Charlie Carley

This is to certify that the foregoing is a true copy of a Resolution Adopted at the South Brunswick Township Council meeting held on August 24, 2010.


Barbara Nyitrai, Township Clerk