

**TOWNSHIP OF UPPER DEERFIELD**

**RESOLUTION 23-197**

**AUTHORIZING RELEASE OF PERFORMANCE BOND  
LAND PARTNERS OF NEW JERSEY LLC**

**WHEREAS**, Zoning Board approval was previously given with respect to Land Partners of New Jersey, LLC., for the project known as Seabrook East and more recently as Mill Creek located off of MacArthur Drive consisting of Blocks 818, 819, 820 and 821 on the Tax Map of the Township of Upper Deerfield; and

**WHEREAS**, Land Partners of New Jersey, LLC. posted a performance surety bond in the amount of \$1,592,034.13 as the performance guarantee for completion of infrastructure requirements and other improvements for the development; and

**WHEREAS**, the performance guarantee posted on behalf of Land Partners of New Jersey, LLC had been reduced to \$631,185.63 as improvements were completed; and

**WHEREAS**, the improvements for which an improvement guarantee was posted have been inspected by the Township Engineer and confirmed that the improvements have been completed and recommended the releasing of the performance surety bond once a two-year maintenance bond has been submitted; and

**WHEREAS**, upon the posting of the maintenance bond guarantee in the amount of \$238,805.12 by Land Partners of New Jersey, LLC. the performance surety bond is no longer required and is to be released according to law; and

**WHEREAS**, the Township Committee of the Township of Upper Deerfield is in agreement to accept the recommendation of the Township Engineer;

**NOW THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Upper Deerfield, in the County of Cumberland, that the aforesaid Performance Guarantee in the amount of \$631,185.63 for Land Partners of New Jersey, LLC be released upon the posting of the maintenance bond guarantee in the amount of \$238,805.12 in a form satisfactory to the Township Solicitor of the Township of Upper Deerfield; and

**BE IT FURTHER RESOLVED**, that a copy of this Resolution be filed with the Secretary of the Planning Board.

Moved By: Thomas Speranza

Seconded By: Joseph Spoltore

**VOTING**

James P. Crilley  
John L. Daddario  
Scott Smith  
Thomas Speranza  
Joseph Spoltore

<u>In Favor</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
X			
X			
X			
X			
X			

CERTIFICATION

I hereby certify that the foregoing is a true copy of the Resolution adopted by the Township Committee of the Township of Upper Deerfield, in the County of Cumberland, at a meeting thereof held December 21, 2023.

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Roy J. Spoltore, Township Clerk