

**MANSFIELD TOWNSHIP  
BURLINGTON COUNTY**

**RESOLUTION 2022-8-7**

**RESOLUTION ACCEPTING PERFORMANCE GUARANTEE  
MANSFIELD 2021 URBAN RENEWAL, LLC./LBA REALITY  
BLOCK 4, LOTS 6.01 & 7 – ROUTE 206 (WEST SIDE)**

**WHEREAS**, Mansfield 2021 Urban Renewal, LLC aka LBA Realty has received Final Site Plan approval for the construction of a warehouse located at Block 4, Lots 6.01 & 7 – Route 206 (west side) by the Mansfield Township Joint Land Use Board; and

**WHEREAS**, a cost estimate dated August 20, 2020 and revised August 21, 2020, was received from Douglas M. Johnson, P.E., C.M.E., C.P.W.M., of Remington & Vernick Engineers for the proposed improvements for this project; and

**WHEREAS**, Mansfield 2021 Urban Renewal, LLC. has submitted the following Performance Surety Bond and Cash Engineering Inspection Escrow; and

Safety & Stabilization	Bond No. CMS0349783	\$ 72,907.79
Landscape Buffer	Bond No. CMS0349782	\$ 306,360.00
Cash Engineering Inspection Escrow (Deposit in escrow)		<u>\$ 50,000.00</u>
	<b>Total:</b>	<b>\$ 429,267.79</b>

**WHEREAS**, the Township Solicitor, Timothy Prime, Esq. has received, reviewed and approved the performance bonds, as to form.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Mansfield, County of Burlington and State of New Jersey that Bond No. CMS0349783 and Bond No. CMS0349782 and the Cash Engineering Inspection Escrow as listed above are hereby accepted as the **Performance Guarantees** for Mansfield 2021 Urban Renewal, LLC., located at Block 4, Lots 6.01 & 7 Route 206 – West Side.

**BE IT FURTHER RESOLVED**, by the Township Committee, as aforesaid, that this acceptance is conditioned upon the payment of all fees incurred by the municipality to the engineer or other professionals in connection with any inspection and report concerning the improvements covered by said performance guarantee; and if there be a sufficient sum held in escrow by the township for the purpose of paying for said inspections and reports, said escrow may be utilized for the purpose and in the absence of a sufficient escrow said fees shall be paid by the obligor directly, pursuant to N.J.S.A. 40:55D-53(2)h.

**MOTION: SISZ**

**SECOND: TALLON**

**ROLL CALL VOTE**

**AYES: SISZ, TALLON, GOLEND, OCELLO, MOJENA**

**NAYS: NONE ABSTAIN: NONE ABSENT: NONE**

**CERTIFICATION**

I, **LINDA SEMUS, RMC, CMR**, Municipal Clerk of the Township of Mansfield, County of Burlington and State of New Jersey, do hereby **CERTIFY** the foregoing to be a true and accurate copy of a resolution adopted by the Township Committee of the Township of Mansfield, County of Burlington and State of New Jersey, at a meeting held on August 17, 2022 at 7PM.

---

**Linda Semus, RMC, CMR, Municipal Clerk**