



YOUR GOALS. OUR MISSION.

TFLS-I1370

December 21, 2022

Michelle Hutchinson, Borough Clerk
Borough of Tinton Falls
556 Tinton Avenue
Tinton Falls, NJ 07724

**Re: Capelli Sport Complex – Phases 1 & 6
Block 113.01, Lots 16.01, 17-29 & 31
Borough of Tinton Falls
Maintenance Guarantee Release Deficiency List #2**

Dear Ms. Hutchinson:

The maintenance guarantee for the above-referenced project was previously set to expire, and our office conducted an initial inspection on November 1, 2018. A deficiency list was issued on November 15, 2018. Over the last few years, the contractor completed the remaining phases of the project. On December 14, 2022 our office conducted a follow-up inspection to determine if all items from our prior deficiency list had been addressed.

Our findings indicate that not all of the bonded items remain acceptable. Accordingly, this office cannot make a recommendation for maintenance bond release at this time. Attached please find a deficiency list referencing items warranting correction. By copy of this letter to the developer, we are requesting that these deficiencies be addressed. This office shall be notified at least 48 hours in advance of any construction activity so that inspection may be provided.

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

Very truly yours,

T&M ASSOCIATES

THOMAS P. NEFF, P.E., P.P., C.M.E.
TINTON FALLS BOROUGH ENGINEER

TPN:HNS
Enclosure

cc: Charles Terefenko, Borough Administrator
Kevin Starkey, Esq., Director of Law
Paul Golden, The “A” New Jersey Sports Complex, LLC
Tony Vlahos, Precise Construction, Inc.

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TFLS-I1370

December 21, 2022

**Maintenance Guarantee Release
Deficiency List #2
Capelli Soccer Complex – Phases 1 & 6
Block 113.01, Lots 16.01, 17-29 & 31
Borough of Tinton Falls**

1. The Infiltration Basin (Basin #3) holds a significant amount of water long beyond the maximum permitted timeframe of 72 hours. It appears that the bottom sand layer may be clogged. The basins must be repaired to fully drain within 72 hours. I recommend that the basins be pumped and drained dry, the existing clogged sand layer and any underlying restrictive soil layers be removed, and a new coarse-grained sand layer be installed to achieve the designed infiltration rate. If this does not provide the necessary relief, additional improvements may be necessary.
Not addressed.
2. All areas of the parking lot with faded traffic striping or traffic markings (especially in the porous pavement areas) shall be re-striped. **Not addressed.**
3. Portions of the porous pavement are raveling and shall be repaired. In addition, all areas of porous pavement shall be vacuumed per the requirements of the Stormwater Management Operations and Maintenance Manual. **Not addressed. We also note that a low point has developed by the Double 'E' Inlet located in the southeastern portion of the parking lot within the porous pavement section of Phase 1.**
4. The grass along the northeast end of the site stretching from the parking lot until the end of the detention pond is thin, dead or dying and shall be stabilized and reseeded. The topsoil shall be brought up to be flush with the asphalt walkways so there are no tripping hazards. **Not addressed.**
5. ~~A portion of flush curb in the northeast corner of the eastern soccer field is cracked and shall be replaced. **Addressed.**~~
6. ~~It appears that vehicles are driving around the gate at the overflow parking area. This has caused a large depression and standing water. The area shall be re-graded and stabilized. I also recommend some type of barrier (i.e. landscaping or bollards) be installed south of the gate to prevent this from happening again in the future. **Addressed.**~~
7. ~~The north end of the overflow parking lot has settled, is covered in silt, and is holding water. The area shall be re-graded and stabilized. **Addressed.**~~
8. ~~The perimeter and southern end of the overflow parking lot has become severely overgrown with thick brush and is unusable for parking. The remaining areas in the middle are bare with no grass growth. The entire parking area shall be cut back and re-seeded. **Addressed.**~~
9. ~~There is a row of parking stalls along Wayside Road adjacent to the site entrance that were never paved as part of Phase 1. There was a prior understanding that these spaces would be installed when the building was constructed as part of Phase 4 (which we were told would have been started by now). However, construction of the building has not yet started, and we are not sure~~



~~when it will start. The spaces must therefore be installed at this time. The developer is reminded that these spaces are to be porous pavement. Addressed.~~

10. ~~As stated above, we were previously led to believe that the building would have been started by now. The crosswalk on Wayside Road currently leads to nowhere within the site. A temporary walkway from the crosswalk to the existing parking lot shall be constructed until the Phase 4 improvements are complete. Addressed.~~

11. The following plantings are missing, dead or dying and shall be removed and replaced:
The landscaping shall be reviewed again in the Spring; however, much of the previously identified landscaping still appears dead.

- a. 1 Pyramidal European Hornbeam (CBF)
- b. 3 London Plane Tree (PA)
- c. 11 Colorado Blue Spruce (PPG)
- d. 2 Downy Serviceberry (AAB)
- e. 3 American Holly (IO)
- f. 37 Blue Rug Juniper (JHB)
- g. 10 Winterberry (IW)
- h. 11 Red Twig Dogwood (CS)
- i. 22 Purple Coneflower (RP)
- j. 12 Cardinal Flower (LC)
- k. 14 Switch Grass (PV)

A marked-up copy of the landscaping plan is attached for reference.