



**Borough of  
Tinton Falls  
New Jersey**

**DIVISION OF ENGINEERING**

**MUNICIPAL CENTER  
556 TINTON AVENUE  
TINTON FALLS, NJ 07724  
PHONE #: 732-542-3400 EXT. 214**

November 5, 2025

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

RE: Maintenance Guarantee Release  
Capelli Sports Complex – Phases 1 & 6  
(a/k/a The “A” NJ Sports Complex)  
Block 113.01, Lots 16.01, 17-29 & 31 (New Lot 16.02)  
Borough of Tinton Falls

Dear Ms. Hutchinson:

The maintenance guarantee for the above-referenced project was previously set to expire. Accordingly, our office completed various inspections and subsequent deficiency lists over the years. On October 30, 2025, I conducted a follow-up inspection and confirmed that all items from our prior deficiency list have been addressed and that all bonded items remain in acceptable condition. I therefore have no objection to the release of the maintenance bond in the amount of \$232,154.03.

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

Sincerely,

Thomas P. Neff, PE, PP, CME, CFM  
Tinton Falls Borough Engineer & Zoning Officer

Cc: Charles Terefenko, Borough Administrator  
Thomas Fallon, CFO  
Lynn Coppola, Zoning Assistant  
Kevin Starkey, Esq., Director of Law  
Keri Stencel, Finance Office  
Paul Golden, The “A” New Jersey Sports Complex, LLC