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TFLS-I1882

May 20, 2025

Via Email (mhutchinson@tintonfalls.com)

Michelle Hutchinson, Borough Clerk
Borough of Tinton Falls
556 Tinton Avenue
Tinton Falls, New Jersey 07724

**Re: Maintenance Bond Release
369 Essex Road
Block 128.03, Lot 1.11
Borough of Tinton Falls**

Dear Ms. Hutchinson:

At the request of the applicant for the subject project, our office had previously completed an inspection and prepared a performance bond release letter, signed by Thomas Neff, dated May 22, 2023. It has recently come to our attention that the performance bond was never formally released as the applicant had not provided the necessary two-year maintenance bond.

It has now been approximately two years since our recommendation to release the performance bond. Accordingly, this office conducted an inspection of the property for the purpose of ensuring proper two-year maintenance compliance with the bonded improvements. Based on the observations at the time of inspection, it appears that all bonded items remain in acceptable condition. Accordingly, I recommend that the performance bond be released, and the maintenance bond be waived at this time.

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

Very truly yours,

T&M ASSOCIATES

MICHAEL M. MACFARLANE, P.E., C.M.E.
TINTON FALLS CONSULTING ENGINEER

MCM:HNS

cc: Thomas Neff, Borough Engineer
Keri Stencel, Finance Office
Kevin Starkey, Borough Attorney
Isaac Neuman, 369 Essex LLC, Applicant
Aidy Markowitz, Industry Construction Services