

DEPARTMENT OF ENGINEERING & ZONING

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

June 27, 2024

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

RE: Maintenance Guarantee Release Deficiency List #3
Capelli Sports Complex – Phases 1 & 6
Block 113.01, Lots 16.01, 17-29 & 31 (New Lot 16.02)
Borough of Tinton Falls

Dear Ms. Hutchinson:

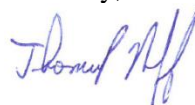
The maintenance guarantee for the above-referenced project was previously set to expire. Accordingly, our office completed various inspections and subsequent deficiency lists over the years. On June 27, 2024, I conducted a follow-up inspection to determine if all items from our prior deficiency list 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. Below please find a deficiency list referencing items warranting correction.

1. There is a significant amount of dead or dying landscaping throughout the site. All such landscaping shall be replaced, and measures put in place to ensure proper growth and health.
2. The Infiltration Basin (Basin #3) holds a significant amount of water long beyond the maximum permitted timeframe of 72 hours. This has been an ongoing problem since the basin was constructed. It is evident that the basin is not being properly maintained. The basin must be repaired to fully drain within 72 hours of a rain event. In addition, the side slopes of the basin are severely overgrown, including around the asphalt walkway in front of the basin, limiting the use of the path. All vegetation should be cut back/removed to bring the site back to its original design.
3. The overflow parking area is overgrown. All excess vegetation must be removed and the lot re-stripped for proper use and circulation.

By copy of this letter to the developer, we are requesting that these deficiencies be addressed.

Sincerely,



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



**Borough of
Tinton Falls
New Jersey**

Cc: Charles Terefenko, Borough Administrator
Lynn Coppola, Zoning Assistant
Kevin Starkey, Esq., Director of Law
Paul Golden, The "A" New Jersey Sports Complex, LLC