

BALLANTINE WOODS, LLC  
99 DEMAREST ROAD, SUITE 3  
SPARTA, NEW JERSEY 07871

October 21, 2021

Corey Stoner  
Andover Township Engineer  
Harold E. Pellow & Associates, Inc.  
17 Plains Road  
Augusta, New Jersey 07822

Re: Ballantine Woods Phase A Performance Bond Letter of Credit  
Application Dividing Phase B into two Phases: B and C, with final application for new  
Phase B (9 lots) and extension request for Phase C (10 lots)

Dear Mr. Stoner,  
After many years of economic hardship, we are finally getting underway on  
the Ballantine project.

We have long completed the following items covered by the performance bond for Phase A and hereby request release  
of \$ 52,345 of the bond:

Topsoil Disturbed Areas	\$11,079
Seed & Mulch	\$18,466
Concrete Monuments	\$ 300
Off Tract Improvements	\$15,000
Complete Infiltration Pond	<u>\$ 7,500</u>
Total Release Requested	\$52,345

We are nearing completion of the last homes in Phase A and propose to complete the topcoat when conditions permit.  
The proposed landscaping trees need to be discussed, as this project has lingered since application in 2004 and site  
conditions have changed.

Please find attached, for your convenience, as you are the third engineer on the project, a history,  
timeline and a book of all the resolutions/decisions on the project with accomplishments annotated.

I look forward to the opportunity to meet with you to review our request and answer any questions you may have.

Sincerely yours,

Philip Deacon

Ballantine Woods, LLC

Attachments/Enclosures

CC: Andover Township Planning Board

TOWNSHIP OF ANDOVER  
134 NEWTON-SPARTA ROAD  
NEWTON, NEW JERSEY 07860  
OFFICE OF THE MUNICIPAL CLERK  
(973)383-4280, ext. 223, 234  
(973)383-5039 FAX  
EMAIL: [vthompson@andovertwp-nj.com](mailto:vthompson@andovertwp-nj.com)

October 14, 2008

Mr. & Mrs. Phillip & MaryAnn Deacon  
Deacon Homes, Inc.  
99 Demarest Road  
Sparta, NJ 07871-0184

**RE: ACCEPTANCE OF LETTER OF CREDIT  
AND CASH BOND  
BALLANTINE WOODS, LLC  
BLOCK 7/LOTS 10, 10.02, 10.03  
RESOLUTION #R2008-168**

Dear Mr. Deacon:

This letter is to confirm action taken by the Andover Township Committee at their meeting of October 13, 2008, to accept the Standby Letter of Credit No. 6300599919 in the amount of \$109,031.40 and cash bond in the amount of \$12,114.60 for performance guaranty for Ballantine Woods - Phase A as referenced above.

Enclosed please find a certified copy of this resolution for your files.

Should you have any questions or need additional information, please do not hesitate to contact me at the telephone number listed above.

Very truly yours,



Vita Thompson, R.M.C.  
Municipal Clerk

cc: Linda Paolucci, Land Use Board Secretary  
Timothy B. Day, Chief Financial Officer  
Joseph Golden, PE, Township Engineer  
Fred Semrau, Esq., Township Attorney

TOWNSHIP OF ANDOVER, COUNTY OF SUSSEX, STATE OF NEW JERSEY

RESOLUTION #R2008-168

RESOLUTION OF THE ANDOVER TOWNSHIP COMMITTEE ACCEPTING THE LAKELAND BANK IRREVOCABLE STANDBY LETTER OF CREDIT NUMBER 630059919 IN THE AMOUNT OF \$109,031.40 AND CASH BOND IN THE AMOUNT OF \$12,114.60 FOR PERFORMANCE GUARANTY AS PER APPLICANT'S ENGINEER'S ESTIMATE OF IMPROVEMENT COSTS FOR AND APPROVED BY THE TOWNSHIP ENGINEER FOR THE PRELIMINARY AND FINAL SITE PLAN FOR RESIDENTIAL DEVELOPMENT, BALLANTINE WOODS - PHASE A

*WHEREAS, Ballantine Woods, LLC., c/o Philip and MaryAnn Deacon, 99 Demarest Road, Sparta, New Jersey 07871-0184* has applied for residential development known as Ballantine Woods and was granted approval for preliminary major subdivision for Block 7/Lots 10, 10.02 and 10.03 as set forth in a Resolution of the Andover Township Planning Board adopted March 14, 2005 and memorialized April 4, 2005 and certify that same is acceptable and in compliance with applicable requirements; and,

*WHEREAS,* pursuant to Engineer Golden's review of the amended Engineer's Estimate, which is attached and made a part hereto, for this project he has found same to be acceptable; and,

*WHEREAS,* Section 159-9 of the Code of the Township of Andover require that performance guarantees be provided; and,

*NOW, THEREFORE BE IT RESOLVED* by the Township Committee of the Township of Andover, County of Sussex, State of New Jersey, that the aforesaid Lakeland Bank Irrevocable Standby Letter of Credit Number 630059919 in the amount of One Hundred Nine Thousand, Thirty-One and 40/100 (\$109,031.40) Dollars and Cash Bond in the amount of Twelve Thousand One Hundred Fourteen and 60/100 (\$12,114.60) are hereby accepted and the Preliminary Major Subdivision shall be executed; and,

*BE IT FURTHER RESOLVED,* that certified copies of this Resolution be forwarded to Ballantine Woods LLC., c/o Philip and MaryAnn Deacon, the Township Engineer, the Andover Township Land Use Board, the Finance Department and the Township Auditor for their records.

CERTIFICATION

I, Vita Thompson, Clerk of the Township of Andover, in the County of Sussex in the State of New Jersey, do hereby certify that the foregoing Resolution is a true copy of the Original Resolution duly passed and adopted by a majority of the full membership of the Andover Township Committee at its meeting on October 13, 2008.



Vita Thompson, R.M.C.  
Municipal Clerk

BALLANTINE WOODS, LLC,  
ANDOVER TOWNSHIP, SUSSEX COUNTY, NJ

ENGINEERS ESTIMATE  
PREPARED BY:  
DYKSTRA ASSOCIATES, INC.  
JUNE 16, 2008

ROADWAYS	ITEM	QTY.	RATE	AMOUNT
	PAVEMENT 2" TOPCOAT (TONS)	603	\$70.00	\$42,210
	TOPSOIL DISTURBED AREA (SQ. YDS.)	8,207	\$1.35	\$11,079
	SEED & MULCH (SQ. YDS.)	8,207	\$2.25	\$18,466
	LANDSCAPING TREES	32	\$200.00	\$6,400
	CONCRETE MONUMENTS	1	\$300.00	\$300
	OFF-TRACT IMPROVEMENTS (LUMP SUM)	1	\$15,000.00	\$15,000
	COMPLETE INFILTRATION POND (LUMP SUM)	1	\$7,500.00	\$7,500
	<b>TOTAL ROADWAYS</b>			<b>\$100,955</b>
<b>SUBTOTAL</b>				<b>\$100,955</b>
<b>20% CONTINGENCY</b>				<b>\$20,191</b>
<b>TOTAL PERFORMANCE BOND OR LETTER OF CREDIT</b>				<b>\$121,146</b>

Notes:

1. This estimate is an opinion of probable construction costs, made on the basis of experience and qualifications as a Professional Engineer. This estimate is for bonding purposes only and shall not be construed as an assurance that the actual construction costs will not vary from the amounts above.
2. This estimate does not include costs for underground utilities (ie., gas, electric, CATV, phone, etc.).