



ENGINEERING DEPARTMENT
212 FOURTH STREET
LAKEWOOD, NEW JERSEY 08701
(732) 364-2500 LAKEWOODNJ.GOV

To: Patrick Donnelly, Municipal Manager

July 8, 2025
RVE Job No. 1515Z676

RECOMMENDATION FOR RELEASE OF PERFORMANCE GUARANTEE
DEMOLITION OF STRUCTURE

DEVELOPER: Marc Chemtob
APPLICATION NUMBER: ZB 4323 (River Avenue)
BLOCK #: 416 **LOT(S) #:** 17

Our office recently received a request from Marc Chemtob for the release of the Performance Guarantee for the building demolition for the above referenced application. Based upon a performance bond estimate by the Township Engineer, the applicant posted a performance guarantee as follows:

1. Performance Guarantee: Official Check No. 27331121
2. Drawn on: Provident Bank
3. Amount: \$25,000.00
4. Date: February 27, 2025

Remington & Vernick Engineers has inspected all improvements covered by the obligor's written request, and we determined that the bonded items have now been completed. Pursuant to the MLUL, this report should be completed and filed with the Lakewood Township governing body within forty five (45) days of *receipt* of the obligor's request, and the governing body has another forty five (45) days in which to act on the request.

I herewith request that the Lakewood Township Committee authorize the Municipal Attorney to prepare the necessary Resolution to **release** the referenced Performance Guarantee.

Should you have any questions or require additional information regarding this matter, please do not hesitate to email me at jeffstaiger@lakewoodnj.gov.

Very truly yours,
Remington & Vernick Engineers, Inc.

Jeffrey W. Staiger, P.E., P.P., C.M.E.
Township Engineer

JWS: hr

cc: Phil Roux, Director of Public Works
Lauren Kirkman, Township Clerk
Margaret Stazko, Assistant Treasurer
Megan Nixon, Supervisor of Accounts
Steven Secare, Township Attorney
Marc Chemtob-1569 Ocean Parkway, Brooklyn, NY 11230 (marc@renrealty.com)