

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

APRIL 5, 2017 REGULAR MEETING 7:00 P.M.

AGENDA

1. Call meeting to order.
2. Requirements of the Sunshine Law. This meeting was advertised in the Burlington County Times on January 5, 2017 and posted in the Municipal Building. Pledge of Allegiance
3. Welcome to guests
4. Roll Call: Mr. Applegate, Mr. Barger, Mr. Blair, Mr. Borger, Mr. Daniels, Mr. Freeman, Mr. Guerrero, Mr. Lopez, Mr. Mumbower, Ms. Berkley, Mr. Gehin-Scott, Solicitor Lou Capelli, Engineer Jim Winckowski, Planner Tamika Graham, Secretary Marion Karp
5. Approval of minutes – 3/1/2017
6. Swear in Board Professionals
7. Resolutions: approval needed:
 - 4-2017 Recommendation of Ordinance #1-2017, Amend Westampton Township Code, Chapter 250, Zoning, Sections 250-4 and 250-26 (definitions of convenience store, motor vehicle service station and principal use.
8. Old Business: None
9. New Business:
 - a. Dolan Contractors, LLC, Block 203, Lot 7 (90 Stemmers Lane) – major site plan and bulk variance (36,150 sq. foot building expansion)
10. Informal Applications: None
11. Correspondence: None
12. Open meeting for public comment
13. Comments from Board members, Solicitor, Engineer and Secretary
14. Adjourn

DRAFT

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

REGULAR MEETING

MARCH 1, 2017 7:00 P.M.

MINUTES

The regularly scheduled meeting of the Westampton Township Land Development Board was held at the Municipal Building on Rancocas Road on March 1, 2017 at 7:00 P.M. The meeting was called to order by Chairman David Barger and the opening statement required by Sunshine Law was read. This meeting was advertised in the Burlington County Times on January 5, 2017 and posted in the Municipal Building. All guests were welcomed.

Everyone stood for the Pledge of Allegiance.

Roll Call: Present: Mr. Applegate, Mr. Barger, Mr. Blair, Mr. Daniels, Mr. Guerrero, Mr. Lopez, Ms. Berkley, Mr. Gehin-Scott, Solicitor Lou Capelli, Planner Tamika Graham, Secretary Marion Karp

Absent: Mr. Borger, Mr. Freeman, Mr. Mumbower, Engineer Jim Winckowski

The minutes of the February 1, 2017 reorganization meeting were approved as corrected (correction made as to whom called the meeting to order).

Solicitor Capelli swore in the Board professionals.

Resolutions:

3-2017 130 Main Street, LLC, Block 109, Lot 7 (130 Main Street) – use variance & site plan waiver – was memorialized.

Old Business:

None

New Business:

Review of Ordinance #1-2017 – Amend Chapter 250, Section 250-4 and Section 250-26. This Ordinance deletes the current definitions of Convenience Store, Motor Vehicle Service Station and Principal Use in Section 250-4 and replaces them with new ones. The current Section 250-26, Conditional Uses is hereby deleted and replaced. The changes will permit a larger size convenience store and permit the retail sale of gasoline and fuel to the motoring public. The two uses together shall be considered a principal use of a lot. This Ordinance had a first reading before the Township Committee on 2/21/17 and will be before the Committee for second reading on 3/6/17.

DRAFT

Gene Blair stated that the Committee was concerned with some of the language within the conditional use definition; Lou Capelli stated that what they were concerned about is the language in the original definition, nothing has been changed.

Dave Guerrero asked the Solicitor for further clarification; Mr. Capelli stated that the changes made will modernize our Ordinance to reflect today's building standards; we will be better able to attract these types of projects to Westampton. The minimum lot size for this type of use will now be 2 acres. Planner Tamika Graham has no issues and thinks the changes are consistent with the Master Plan. Chairman Dave Barger says it does modernize this aspect of the ordinance. Ron Applegate asked if the Township wants this type of development; if he remembers correctly, our original ordinance kept the super Wawa out. We were involved in a lawsuit over this particular ordinance many years ago; he just wanted to clarify this. Mayor Daniels is very much in favor of something like this; it is long overdue. It allows Westampton to be more progressive; in the alternative he had heard Wawa was thinking about leaving Westampton. He would much rather have them than a lesser known convenience store. There are no gas stations existing on that side of the Township and it will be welcome; it is smart development.

The meeting was opened to the public for comment; no comment was made and the meeting was closed.

It shall be noted that the members of Township Committee would not vote on the approval of the ordinance.

Mr. Guerrero made a motion to approve the Ordinance changes; the motion was seconded by Mr. Blair. All Board members voted yes.

Comments from the Public

No comments were made.

Comments from the Board

Mayor Daniels – thinks this helps us out from an aesthetic perspective; he would like to see some modernized development going on at that corner.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Marion Karp, Secretary
Westampton Township Land Development Board

RESOLUTION: 4-2017

WESTAMPTON TOWNSHIP LAND DEVELOPMENT BOARD

**A RESOLUTION MEMORIALIZING THE RECOMMENDATION THAT THE
TOWNSHIP APPROVE AND ADOPT ORDINANCE #1-2017
AMENDING CERTAIN PROVISIONS OF THE
WESTAMPTON TOWNSHIP CODE, CHAPTER 250, ZONING**

BOARD'S DECISION: Recommended Township Adopt Ordinance #1-2017

DATE OF MEETING: March 1, 2017

WHEREAS, on March 1, 2017, consideration was given to Ordinance #1-2017, which amends the Township Land Development Ordinance Sections 250-4 and 250-26; and

WHEREAS, Ordinance #1-2017 deletes and replaces the current definitions of Convenience Store, Motor Vehicle Service Station, and Principal Use in Section 250-4; and further deletes and replaces current Section 250-26 "Conditional Uses"; and

WHEREAS, the Board had jurisdiction to consider Ordinance #1-2017 under the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-64; and

WHEREAS, the Board discussed the Ordinance and the Board Professionals offered recommendations. The meeting was opened to the public for comment, and any members of the public wishing to comment on the Ordinance were given the opportunity to do so, with no members of the public appearing to testify; and

WHEREAS, based on the Board's discussion and review of Ordinance #1-2017, the Board renders the following factual findings and conclusions of law in addition to any contained in the preceding paragraphs:

1. Ordinance #1-2017 modernizes Sections 250-4 and 250-26 of the Township Code, and will allow the Township to be more progressive and attract new types of projects and development to Westampton.
2. Ordinance #1-2017 is consistent and conforms with the intent of the Township's Master Plan. N.J.S.A. 40:55D-62a.

NOW, THEREFORE BE IT RESOLVED, by the Land Development Board of the Township of Westampton, having found that Ordinance #1-2017 is consistent and conforms with the intent of the Township's Master Plan, favorably recommends the Ordinance for adoption by the Township Committee; and

WHEREAS, a motion was duly made by Mr. Guerrero and duly seconded by Mr. Blair to APPROVE the Ordinance changes, and a roll call vote on the motion was recorded as follows:

ROLL CALL VOTE

	<u>Ayes</u>	<u>Nayes</u>	<u>Abstentions</u>	<u>Recusal</u>
Applegate	x			
Barger	x			
Blair	x			
Daniels	x			
Guerrero	x			
Lopez	x			
Berkley	x			
Gehin-Scott	x			

WESTAMPTON LAND DEVELOPMENT BOARD

BY:

Dave Barger, Chairman

ATTEST:

Marion Karp, RMC, CMR, Board Secretary

DATE MEMORIALIZED: _____



Township Of Westampton



SITE PLAN REVIEW APPLICATION
 SUBDIVISION APPLICATION _____
 MINOR _____ MAJOR _____
 PRELIMINARY _____ FINAL CONSOLIDATED _____

DATE FILED _____
 (for office use only)

BLOCK 203 LOT 7

1. GENERAL INFORMATION

A. Applicant Name DOLAN CONTRACTORS, INC.
 Address 94 STEMMERS LANE
 Telephone Number 609 871 6200

B. The Applicant is a:
 Corporation*
 Partnership* _____
 Individual _____
 Other (specify) _____

*If the applicant is a corporation or a partnership, please attach a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership.

C. The relationship of the applicant to the property in question is:
 Purchaser under contract _____
 Owner
 Lessee _____
 Other (specify) _____

Attorney MR. RUSSELL W. WHITMAN, ESQ.
 Address 44 EAST WATER STREET, TOMS RIVER, NJ 08753
 Telephone Number 732 341 0010



D. Engineer/Surveyor: MR. BERNIE WATKOWIAK, PE
Address 94 STEMMEES LANE, WESTAMPTON, NJ
Telephone Number 609-371-6200

2. INFORMATION REGARDING THE PROPERTY

- A. Street address of the property 90 STEMMEES LANE
- B. The location of the property is approximately 400 feet from the intersection of STEMMEES LANE and IKRA DRIVE
- C. Existing use of the property WAREHOUSE/DISTRIBUTION
Proposed use of property - SAME - SPECIFICALLY FOOD
- D. Zone in which property is located INDUSTRIAL (I)
- E. Acreage of property 31.405
- F. Is the property located on a County road? Yes ___ No ; State road? Yes ___ No ; or within 200 feet of a municipal boundary? Yes ___ No

SITE PLAN APPLICATIONS ONLY (ANSWER ITEMS G, H & I):

- G. The type of proposal is: New Structure ___ Expanded area Improved Parking Area Alteration to Structure ___ Expansion to Structure Change of Use ___ Sign ___
- H. Name of business or activity (if any) FOOD PROCESSING AND STORAGE
- I. Are there deed restrictions that apply or are contemplated? NO
(if yes, please attach a copy to application)

SUBDIVISION APPLICATIONS ONLY (ANSWER ITEMS J, K, L & M) N/A

- J. Number of lots proposed
- K. Was the property subject to a prior subdivision? Yes ___ No ___
(If so, list dates of prior subdivisions and attach resolutions)
- L. Number of lots created on tract prior to this application

N/A

M. Are there any existing or proposed deed restrictions, easements, rights-of way or other dedication? Yes___ No___ (if yes, attach a copy)

N. List all proposed on-site utility and off-tract improvements:

O. List maps and other exhibits accompanying this application:

3. INFORMATION REGARDING THE APPLICATION

A. Describe any proposed "C" or bulk variances requested, their location (Block & Lot) and the sections of the Zoning Ordinance from which relief is requested. Attach 1 copy of variance notification documents.

SIDE YARD SETBACK ON ONE SIDE
50' REQUIRED - 33' PROPOSED
SECTION 250-7 - BUILDING SETBACK

NOTIFICATION DOCUMENTS TO BE
SUBMITTED SEPARATELY

4. CHECK LIST AND WAIVER REQUESTS

A. Please refer to the Ordinance for the specific submission requirements, which are listed in Chapters 196, 215 and 250 (Site Plan Review, Subdivision of Land and Zoning) from the Code of the Township of Westampton.*

NONE

B. Please list which sections of the Ordinance applicant requests a waiver from and the reasons therefore.

NONE

5. AUTHORIZATION AND VERIFICATION

I certify the statements and information contained in this application are true.

P. W. Howards
Signature of Applicant

3/12/17
Date

P. W. Howards
Signature of Owner
ON BEHALF OF SOLAR GROUP VIII

3/12/17
Date

*Copies of the Township Ordinance are available for purchase at the Westampton Township Municipal Building. The entire ordinance is also available on the Internet at the Township website: <http://www.westampton.com>

[Handwritten mark]

PRINCIPALS

Edward Vornick, PE, CME, President
 Craig F. Remington, PLS, PP, Vice President
 Michael D. Vena, PE, PR, CME (deceased 2006)
 Edward J. Walberg, PE, PR, CME, CFM
 Thomas F. Beach, PE, CME
 Richard G. Arango, PE, CME
 Kim Wendell Bibbs, PE, CME
 Marc DeBlasio, PE, PR, CME, CPWM, CEP
 Alan Dittenhofer, PE, PR, CME
 Leonard A. Falola, PE, PR, CME
 Christopher J. Fazio, PE, CME
 Terence Vogt, PE, PR, CME
 Dennis K. Yoder, PE, PR, CME

SENIOR ASSOCIATES

Charles E. Adamson, PLS, AET
 John J. Cantwell, PE, PR, CME
 Richard B. Czokanski, PE, CME, BCEE
 Annina Hogan, PE, RA, CME, CPWM, LEED-AP
 Kenneth C. Ressler, PE, CME
 Frank J. Seney, Jr., PE, PR, CME, NBS
 Gregory J. Sullivan, PE, PR, CME, CEA

PLEASE REPLY TO THE NOTED OFFICE

Remington & Vernick Engineers
 232 Kings Highway East
 Haddonfield, NJ 08033
 ☐ (856) 795-9595

51 Haddonfield Road, Suite 260
 Cherry Hill, NJ 08002
 ☐ (856) 795-9596

Remington, Vernick
 & Vena Engineers
 9 Allen Street
 Toms River, NJ 08753
 ☐ (732) 286-9220

3 Jocama Boulevard, Suite 300-400
 Old Bridge, NJ 08857
 ☐ (732) 955-8000

Remington, Vernick
 & Walberg Engineers
 845 North Main Street
 Pleasantville, NJ 08232
 ☐ (609) 646-7110

4907 New Jersey Avenue
 Wildwood City, NJ 08260
 ☐ (609) 622-6150

Melford Plaza I, Suite 400
 16701 Melford Boulevard
 Bowie, MD 20715
 ☐ (240) 544-5382

Remington, Vernick
 & Beach Engineers
 922 Fayette Street
 Conshohocken, PA 19428
 ☐ (610) 940-1050

1000 Church Hill Road, Suite 220
 Pittsburgh, PA 15205
 ☐ (412) 263-2200

Univ. Office Plaza, Bellevue Building
 262 Chapman Road, Suite 105
 Newark, DE 19702
 ☐ (302) 266-0212

Remington, Vernick
 & Arango Engineers
 The Presidential Center, Lincoln Building
 Suite 600, 101 Route 130,
 Cinnaminson, NJ 08077
 ☐ (856) 303-1245

One Harmon Plaza, Suite 210
 Philadelphia, PA 19104
 ☐ (215) 624-2137

March 29, 2017

Township of Westampton
 Land Development Board
 Dave Barger, Chairman
 710 Rancocas Road
 Westampton, NJ 08060

Attention: Marion Karp, Secretary

Re: **Final Major Site Plan and Bulk Variance
 Planning Review #1
 Dolan Contractors, LLC
 90 Stemmers Lane
 Block 203, Lot 7
 Our file # 03-37-P-010**

Dear Board Members:

We have reviewed a major site plan and bulk variance submission, received March 21, 2017, consisting of the following:

Sheet	Title	Date
CS	Cover Sheet	03-15-17
C2	Site Layout Plan	03-15-17
C3	Grading and Drainage Plan	03-15-17
C4	Utilities and Curb Painting Plan	03-15-17
C5	Lighting and Landscaping Plan	03-15-17
C6	Site Details	03-15-17
C7	Site Details	03-15-17
SE1	Soil Erosion and Sediment Control	03-15-17
SE2	Soil Erosion Notes and Details	03-15-17
SK1	Preliminary Floor Plan	03-15-17
SK2	Color Elevation	03-13-17

The plan set was prepared, signed, and sealed by Bernard Wojtkowiak, P.E., 94 Stemmers Lane, Westampton, New Jersey 08081, (609) 371-220.

I. **GENERAL INFORMATION**

Applicant: Dolan Contractors, Inc.
90 Stemmers Lane
Westampton, NJ 08060
(609) 871-6200

Owner: The Dolan Group VIII, LLC
90 Stemmers Lane
Westampton, NJ 08060

Proposal: The applicant seeks to construct a 36,150 square foot building expansion along with 241 new parking spaces. The expansion will support the existing operation which is a food processing and storage facility. A bulk variance for side yard building setback is requested.

Zoning: I - Industrial Zone

II. **SUBMISSION INFORMATION**

The requirements for preliminary and final site plan details are included under Section 196-9 of the Development Regulations. The following applicable items that are underlined have not been provided. Testimony should be provided to justify any requested waivers. The Board may either declare the plan incomplete or waive the outstanding items:

1. All roads, driveways, watercourses and existing buildings within 200 feet of the tract.
2. The zoning of the site and the lots adjacent to it and the tax plate, block and lot numbers and the owner of record.
3. Test borings distributed over the tract to a depth of 10 feet showing soil types, depth of water and date of boring, if same are necessary in the opinion of the Board.
4. Design concerns of any topographic problems.
5. Location of all utilities shall be shown, including water supply, sewers, gas and electric services, lighting, illumination and refuse storage area.

6. Construction details, including dimensions and materials of pavement, curbs and walks and details of all special features, including but not limited to inlets, manholes, headwalls, lights, hydrants, valves, traffic control devices, fencing, play equipment, etc.

III. ZONING REQUIREMENTS

- A. Use: The applicant's proposed use is in conformance with the permitted use of the Industrial zone.
- B. Area and Bulk Requirements:

Code Reference	Item	Required	Proposed	Status
250-20D	Minimum Lot Area	5 acres	31.405 acres	C
250-20D	Lot Depth	350 ft.	TBD	TBD
250-20D	Lot Width	300 ft.	2,250 ft.	C
250-20D	Max. Lot Coverage	80%	26.9%	C
250-20D	Building Height	45 ft.	35 ft.	C
	Principal Bldg. Setback			
250-20D	Front Yard	100 ft.	1,595 ft.	C
250-20D	Rear Yard	50 ft.	153 ft.	C
250-20D	Side Yard	50 ft.	33 ft.	V
250-20E	Off-Street Parking	85 spaces (See note #1)	241 spaces	C

C - Conformance.
 TBD - To be determined.
 V - Variance requested.

- C. Note: Parking requirements: One parking space per 250 square feet of gross floor area for offices and one parking space for 5,000 square feet of gross floor area for distribution centers and warehouses.

IV. PERFORMANCE STANDARDS

- A. Parking, Loading and Circulation

1. Per Section 250-20E, one parking space per 250 square feet of gross floor area for offices and one space for 5,000 square feet of gross

floor area for distribution centers and warehouses is required. A total of 48 spaces are required for the shop portion and 37 spaces for the warehouse. A combined total of 85 spaces is required, whereas the applicant proposes 241 new spaces. Plans indicate 34 spaces for office and shop spaces and should be revised to reflect the total amount required by the ordinance. Testimony should be provided regarding the conditions by which the applicant needs to exceed the parking by more than double the required amount.

2. The applicant should clarify the figures needed to calculate parking as it appears the square footage on the plans and those shown on the zoning table do not match. The 12,000+ square footage for office space on the cover sheet does not match the site plan or floor plan.
3. It appears that some of the parking spaces are being proposed in front of an existing loading dock. Applicant should clarify if this loading dock will be eliminated.
4. Our office questions the use of bumper blocks in the proposed parking area, as these blocks can become tripping hazards and maintenance issues, and appear unnecessary.
5. Per Section 250-22.Q.6, the size of required nonresidential parking spaces shall be 10 feet by 20 feet. Parking spaces may be reduced to a depth of 18 feet if the parking spaces abut a pedestrian walkway, but the required width shall not be reduced. The applicant proposes 88 spaces that are 9 feet by 20 feet and 93 spaces that are 9.5 feet by 20 feet and 60 parking spaces that are 9 feet by 18 feet. Plans should be revised or a variance required.

Additionally, up to two-thirds of all parking for office use may be considered employee parking, and can be reduced to a dimension of 9 feet by 18 feet. Employee parking shall be physically separated from nonemployee parking. Testimony should be provided regarding the number of spaces out of the 241 new spaces that may be designated for employees only.

B. Pedestrian Circulation

1. The plan proposes an additional sidewalk between the front of the building and the expanded row of parking. Applicant should clarify whether curb and sidewalk are proposed the entire length of the existing and proposed building.

2. It appears that the sidewalk between the bank of 8 parking spaces in the middle of the parking area is significantly reduced in width due to the proposed parking stall. This should be addressed and an adequate sidewalk width should be dimensioned on the plan.

C. Planting Design

1. Per Section 196-8.B(1), in the Industrial Zone, a 50-ft. landscape buffer is required in the front yard and a 25-ft. buffer is required along all property lines. A 48-ft. buffer is proposed in the front yard and the northwest side yard has a 10-ft. buffer. Plans should be revised or a waiver requested. The south side yard has a 2-ft. buffer, but this is an existing, nonconforming condition.
2. The planting requirements of Section 196-8.B(3) are based on modules measuring 50 ft. x 25 ft. Assuming a 500-ft. frontage with a 50-ft. buffer, 20 modules are required. Each front yard module requires 2 canopy trees, 3 understory trees, and 15 shrubs. For 20 modules, a total of 40 canopy trees, 60 understory trees, and 300 shrubs are required. A portion of the front yard is located within a PSE&G easement and will not be able to accommodate this number of trees. Additional planting should be provided where possible and a waiver requested.
3. Per Section 196-8.C, a landscape island shall be provided for every 20 parking spaces and each island shall have one tree or shrubs where utilities prohibit trees. Plans should be revised or a waiver requested.
4. Proposed landscape materials should be identified and should be clearly differentiated from existing plant materials.
5. A berm should be provided for the proposed landscaped bed along the street frontage to match the existing berm.
6. In the planting notes, references to bare root trees and Ikea Drive should be eliminated.
7. The planting details should be revised such that:
 - The rootball is placed atop undisturbed subgrade;
 - Stakes and guy wires shall only be used if conditions merit;
 - The central leader of deciduous trees shall not be cut;

- Three (3) inches of double-shredded hardwood mulch should be provided and should not come in contact with the trunk;
- Trunk flare should be visible at time of planting; and
- Remove all non-biodegradable materials from the rootball, including wire baskets.

D. Lighting

1. An isogrid should be provided and should extend to the 0.0 footcandle level.
2. A curbed island should be provided in lieu of the bollards for the P4 fixture in the parking field.
3. Lighting fixtures to be removed should be clearly identified on the plan.
4. Testimony should be provided that the proposed light fixtures will substantially match the existing fixtures to remain.

E. Trash Enclosure (Solid Waste Management)

It appears that no trash enclosure is existing or proposed. Applicant should address solid waste disposal.

F. Signage

Testimony should be provided as to whether any new signage is proposed, including directional signage related to truck deliveries or designated employee parking. All signage should adhere to the requirements of Section 250-25.

G. General

1. Applicant should clarify the approval requested as part of this application. The application submitted has requested only final approval. However, bulk variances are also indicated as necessary. Prior to obtaining final approval, preliminary approval must be obtained. Our office has reviewed this application assuming that both preliminary and final approvals will be requested.
2. Applicant should confirm if proposed improvements are permitted within the New Jersey Public Service Electric and Gas (PSE&G) easement.

3. Testimony should be provided that no site improvements or changes to the existing building are proposed, other than the proposed ramp and drive-in door on the rear of the door.
4. Testimony and appropriate justification should be provided for the bulk variance.
5. Applicant should address potential impacts of the proposed expansion on emergency services and any impact to the fire department.
6. The plan appears to depict a gate at the head of the driveway that provides access to the loading area in the rear of the existing building. If a gate is being proposed, details should be provided on the plans and it should not exceed the height limit of eight (8) feet, per Section 250-22E.
7. The plan set should include the project title and submission type on the cover sheet.
8. Applicant should clarify if proposed building will match the existing building. Existing and proposed building materials should be provided (colors, etc.)
9. Colored architectural rendering should be presented to the Board at the time of the meeting.

V. SUMMARY OF VARIANCES AND WAIVERS

Variances:	Section 250-20D Section 250-22.Q.6	Setback Parking space dimension
Waivers:	Section 196-8.B Section 196-8.C	Landscaped buffers Landscaped islands

VI. APPROVAL PROCESS

If the Land Use Board should grant final approval to this project, the following is applicable:

1. The applicant's engineer must make appropriate revisions to the site plan pursuant to the Land Use Board action.
2. The applicant must contact the Land Use Board office to settle any outstanding review escrow accounts prior to the issuance of building permits.

VII. OUTSIDE AGENCY APPROVALS

This plan may be subject to the review and approval of the following outside agencies, if not already received. Evidence of these approvals must be submitted to the Township Land Use Department and this office prior to the final signature of plans:

1. Burlington County Planning Board.
2. New Jersey Public Service Electric and Gas.
3. Any others as may be necessary.

When plans are resubmitted, they are to be accompanied with a point by point response to all underlined items.

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely yours,

REMINGTON, VERNICK & ARANGO ENGINEERS, INC.



John J. Cantwell, P.E., P.P., C.M.E.
for
Joseph M. Petrongolo, L.L.A., R.L.A., P.P.

JMP/TG/

cc: Dolan Contractors, LLC; The Dolan Group VIII; Bernard Wojtkowiak, P.E.; Russell W. Whitman, Esq.; Louis Cappelli, Jr., Esq.; Jim Winckowski, P.E., Board Engineer