

May 19, 2022

Ms. Melissa Benedetto, Secretary
Toms River Township Zoning Board of Adjustment
33 Washington Street
Toms River, NJ 08753

Re: **27 Washington Street Associates, LLC (Twp. Escrow #X-23-B01-597) – Appeal #13766
Amended ‘d-6’ Height Variance & Preliminary and Final Major Site Plan – Review #1
Block 662, Lot 5
Tax Map Sheets: #76.01
Location: 27 Washington Street
Zone: VB (Village Business Zone)
Applicant/Owner: 27 Washington Street Associates, LLC
Our File: 1508-Z-128**

Dear Ms. Benedetto:

Recently our office received the following information in support of the above referenced application for Amended ‘d-6’ Height Variance & Preliminary and Final Major Site Plan approval:

1. Copy of a set of plans titled “D(6) Amended Use Variance and Preliminary and Final Major Site Plan, Block 662, Lot 5, Toms River Township, Ocean County, New Jersey”, prepared by Matthew R. Wilder, P.E. of Morgan Engineering & Surveying, consisting of 6 sheets, dated August 28, 2017, last revised January 14, 2022.
2. Copy of a set of plans entitled “Apartment Complex Building, Robbins & Washington Street, Toms River, Ocean County, New Jersey,” prepared by Massimo Yezzi, Jr., RA, of Yezzi Associates, consisting of 3 sheets, dated April 12, 2019, last revised March 31, 2022.
3. Copy of a set of previously approved plans titled “Preliminary and Final Major Site Plan, Block 662, Lot 5, Toms River Township, Ocean County, New Jersey”, prepared by Matthew R. Wilder, P.E. of Morgan Engineering & Surveying, consisting of 6 sheets, dated August 28, 2017, last revised April 25, 2019.
4. Copy of a set of previously approved plans entitled “Apartment Complex Building, Robbins & Washington Street, Toms River, Ocean County, New Jersey,” prepared by Massimo Yezzi, Jr., RA, of Yezzi Associates, consisting of 3 sheets, dated April 12, 2019.
5. Copy of an Application Check List revision dated February 17, 2022.
6. Copy of a Toms River Township Unified Land Development Application dated August 30, 2021.
7. Copy of a Toms River Township Escrow Replenishment Agreement.
8. Copy of a Toms River Township Partnership Disclosure Statement dated August 30, 2021.
9. Copy of Resolution #2019-35.
10. Copy of the Township of Toms River Department of Engineering and Community

Development Memorandum, prepared by David Roberts, P.P. dated May 7, 2019.

11. Copy of an Engineer's Review Letter, prepared by Douglas Klee, P.E. of Owen, Little & Associates, LLC dated May 13, 2019.
12. Copy of a List of Requested Submission Waivers.
13. Copy of an Application for Soil Erosion & Sediment Control Plan Certification approval.
14. Copy of a Toms River Municipal Utilities Authority approval dated August 27, 2019.
15. Copy of an Application for Ocean County Planning Board approval dated August 30, 2021.

This report consists of our review of the Subject Application for conformance with the Toms River Township Land Development Ordinance and is limited to Engineering issues. Planning and Zoning issues shall be reviewed by the Township of Toms River Planner.

In accordance with your authorization, we have reviewed the above-named application for Amended 'd-6' Height Variance and Preliminary and Final Major Site Plan approval and offer the following comments and recommendations:

A. Description

1. The site is located on the southwesterly corner of the intersection of Washington Street and Robbins Street. The 0.15 acre site is located within the VB – Village Business Zone. The site is currently developed as a park.
2. On June 13, 2019, by the memorialization of Resolution #2019-35, the Applicant received 'd-6' height variance for the construction of an apartment building to include 23 apartments and a 1,950 sf ground-level retail use.
3. The Applicant is currently seeking Amended Preliminary & Final Site Plan approval for the 6 story, 23 unit residential development with ground floor retail so as to permit amended architectural plans designed to accommodate a finished roof area with an elevator and public bathroom as per the conditions stipulated in Resolution #2019-35.

B. Ordinance Submission Requirements

The following is a list of items required to be submitted by ordinance which our office finds relevant for this application. The Board and our office reserve the right to request additional item(s) listed in §348-6.10 and §348-6.12 be submitted, should the testimony provided require such documentation.

1. **§348-6.10A(4) and §348-6.12A(4)** - Application for land disturbance permit.
2. **§348-6.10A(5) and §348-6.12A(5)** - Application for Bureau of Fire Prevention approval.
3. **§348-6.10A(7) and §348-6.12A(6)** - Application for tree removal permit, where required.
4. **§348-6.10A(8) and §348-6.12A(7)** - Traffic Safety Officer's report, where required.
5. **§348-6.10A(12) and §348-6.12A(12)** - Other submittals that may be required by the Planning Board Engineer, Planning Board or federal, state, or local law.
6. **§348-6.10B(8)** - Existing and proposed manholes, sewer lines, fire hydrants, waterlines, utility poles and all other topographical features of a physical or engineering nature within the site and within 200 feet thereof.

7. **§348-6.10B(9)** - All existing structures on the site and within 200 feet thereof, including their use, indicating those to be destroyed or removed and those to remain.
8. **§348-6.10B(20)** - The capacity of off-street parking areas and the location and dimensions of all access drives, aisles, and parking stalls. The location and treatment of existing and proposed entrances and exits to public rights-of-way, including the possible utilization of traffic signals, channelization, acceleration and deceleration lanes, additional width, and any other device necessary for traffic safety and/or convenience and the estimated average number of passenger vehicles, single-unit trucks or buses and semitrailers that will enter the site each day.
9. **§348-6.10B(34)** - Such other information as the Planning Board and/or Planning Board Engineer may request during site plan review.
10. **§348-6.12A(1)** - Proof of payment of any outstanding real estate taxes.
11. **§348-6.12A(15)** - Two copies of a survey plat of the property in question prepared within 12 months of the application submission date. The copies shall include the signature and embossed seal of the professional land surveyor responsible for preparation of the survey.

C. Bulk Standards

VB – Village Business Zone – §348-10.22

	Required	Existing	Proposed
Lot Area	5,000 SF	6,585 SF	N/A
Lot Width (Washington St)	50 FT	44.72 FT ⁽¹⁾	N/A
Lot Frontage (Washington St)	75 FT	44.72 FT ⁽¹⁾	N/A
Lot Frontage (Robbins Street)	75 FT	129.64 FT	N/A
Lot Depth	100 FT	129.64 FT	N/A
Front Yard Setback	No greater or less than the ex. prevailing setback ±5 ft	N/A	0 FT
Rear Yard Setback	20 FT	N/A	N/A
Side Yard Setback	None Required	N/A	0 FT
Maximum Building Height	50 FT	N/A	73 FT ⁽³⁾ 66 FT ⁽²⁾
Maximum Lot Coverage (Building)	80%	N/A	100% ⁽²⁾
Min. Unoccupied Open Space	None Required	N/A	N/A
Parking Requirements			
Retail: §348-8.20O(35) – 4,000 sf	1 space / 225 sf 4,000 sf / 225 sf = 69 parking spaces	N/A	N/A
Residential Apartments: Per Residential Site Improvement Standards (Table 4.4)	1 bdrm – 1.8 spaces/unit 13 units X 1.8 = 24 2 bdrm – 2.0 spaces/unit 7 units x 2.0 = 14 3 bdrm – 2.1 spaces/unit 3 units x 2.1 = 7 Total spaces required = 45	N/A	Resolution #2019-35 requires Applicant to obtain written designation from the Toms River Parking Authority for 44 spaces
Total Parking Spaces	114 Parking Spaces	N/A	0 onsite parking
Total Handicap Parking Spaces	5 Parking Spaces	N/A	0

- (1) Pre-existing non-conforming condition
- (2) Previously approved variances per Resolution #2019-35.
- (3) The maximum building height permitted is 50 ft, whereas 66 ft was approved per Resolution #2019-35 and the Applicant has amended the plans to add a rooftop elevator with a height of 73 ft. A 'd-6' height variance is proposed.

D. Use

The Applicant is seeking to construct a multi-family residential apartment building with ground floor retail within the VB – Village Business Zone, which is a permitted use per §348-10.22A(15) subject to the provisions of §348-8.39.

E. Previous Variances Granted per Resolution #2019-35

1. §348-10.22E(9) to permit a lot coverage of 100%, where 80% is permitted.
2. §348-10.22E(8) to permit a building height of 66 ft and 6 usable floors, where 55 ft and 5 usable floors is permitted.
3. §348-8.20O(15) and RSIS standards to permit 0 off-street parking spaces, where 44 residential parking spaces are required.

F. Submission Waivers

1. The Applicant has requested the following submission waivers:
 - a. Schedule “A” item #14 – from providing a tree management plan.
 - b. Schedule “B” item #17 – from providing detailed topographic information within 200 ft of the site.
 - c. Schedule “B” item #20 – from providing a tree management plan.
 - d. Schedule “B” item 25 – from providing detailed utility information within 200 ft of the site.
 - e. Schedule “B” item 27 from providing profiles of existing and proposed utilities.

G. New Variances

1. The Applicant has requested the following variance:
 - a. Per §348-10.22E(8) the required maximum building height is 55 ft and 5 usable floors, whereas the Applicant was granted a variance for 66 ft and 6 usable floors and is currently proposing 73 ft to the top of the elevator.
2. Our office has determined the following variance may be required:
 - a. Per §348-8.20O(15) and §348-8.20O(35) the required minimum off-street parking is 114 parking spaces, whereas the Applicant was granted a variance for 44 parking spaces.

H. New Design Waivers

1. The Applicant has not requested any design waivers.
2. Our office has determined that the following design waivers may be required:

- a. Per §348-8.4C(14) all landscape areas other than single-family lots shall provide an irrigation system acceptable to the Planning Board. The Applicant shall provide testimony regarding their intentions to provide an irrigation system. The Applicant may require a waiver.
- b. Per §348-8.4D(4)(a)[1] requires that shade trees have a minimum caliper of 2 ½ - 3 inches, whereas the plant schedule indicates 2 – 2 ½ inches. The plan shall be revised, or the Applicant shall request a waiver.
- c. Per §348-8.4D(4)(a)[4] requires that shrubs have a minimum height or spread of 24 – 30 inches, whereas less is proposed. The plan shall be revised, or the Applicant shall request a waiver.

I. Conditions of Resolution #2019-35

WHEREAS, the Board did determine a number of conditions which would apply to any approvals granted herein as follows:

1. Any deck, balcony or awning which extends into the right-of-way shall require approval from the Township Council of the Township of Toms River.

The Applicant shall obtain approval from the Township Council of the Township of Toms River for all right-of-way encroachments.

2. No tenants or unit owners may utilize the parking lot immediately across the street and adjacent to Town Hall or the parking areas designated for the Toms River Fire Company.

The Applicant shall have this condition in the lease agreement or as otherwise directed by the Board Attorney.

3. Applicant shall be required to obtain written designation from the Toms River Parking Authority for 44 dedicated parking spaces for the residents of the subject building for overnight use, which agreement must be in writing and executed by the Parking Authority for such 44 dedicated spaces. Said designated spaces must be obtained and approved by the parking authority without expiration dates.

The Applicant shall provide a copy of the agreement to our office and the Board Attorney's office for review and approval.

4. The Applicant shall provide for an elevator to the roof area, and the Applicant shall provide for a public restroom on the roof which shall be open at all times that the roof is open to any members of the public and the Applicant shall provide revised plans evidencing these conditions.

The Applicant has provided plans which have addressed this condition.

5. The Applicant shall enter into a Developers Agreement with the Township of Toms River regarding the public use and access to the roof of the subject building.

A copy of the Developer's Agreement shall be provided to the Board's professionals for review and approval.

6. Any changes to the plans resulting in a height as measured by Ordinance requirements greater than 66 ft shall require the Applicant to return to the Board for amended approval.

The Applicant is currently coming back before the Board for a height of 73 ft.

NOW, THEREFORE, in addition to the factual findings set forth above, the Toms River Township Board of Adjustment grants the approval subject to the following conditions:

1. The Applicant shall comply with all technical revisions as set forth in the report of the Board's Professional Planner dated May 7, 2019, as well as the report of the Board's Professional Engineer dated May 13, 2019.

The Applicant shall address all technical revisions as set forth in the report of the Board's Professional Planner dated May 7, 2019, as well as the report of the Board's Professional Engineer dated May 13, 2019.

Item C of the Zoning Board Engineer's letter dated May 13, 2019, indicates that "A separate listing of Technical Revisions is being prepared and will be forwarded directly to the Applicant's engineer." The Applicant should indicate the status of compliance with those comments.

4. The Applicant shall obtain a building permit, if required, within two (2) years of the date of this Resolution, or as required by the Township of Toms River Municipal Land Use Code, whichever the shorter period of time. In the event the Applicant does not obtain a building permit within the time prescribed, this Resolution shall be declared null and void.

The Resolution is dated June 13, 2019. The Applicant shall provide testimony to address this condition to determine if the original approval is null and void.

12. All architectural features will be provided as depicted on the plans presented to the Architectural and Landscape Review Subcommittee of the Board. A copy of said plans will be provided to the Board Engineer.

The Applicant shall provide testimony to discuss any changes to the architectural features previously approved.

J. Review Comments

1. Architectural Considerations

- a. The Applicant shall provide testimony regarding the location and screening of the HVAC and other mechanical equipment for the proposed building.
- b. The previously approved architectural plans have 24 storage units on the ground floor, which have been removed and replaced with retail space. The Applicant shall provide testimony.
- c. The architectural plans should identify the affordable housing units. Per Resolution #2019-35 – 4 affordable units are required if the units are rental properties, and 5 affordable units are required if the units are for sale.
- d. If roof top patio is open to the general public, what prevents visitors from entering the residential areas of the building. Safety of residents should be discussed.
- e. The architectural plans indicate balconies which are not shown on the site plan. The balconies should be shown dashed on the site plan. As a condition of the previous approval any deck, balcony or awning which extends into the right-of-way shall require approval from the Township Council of the Township of Toms

River. The Applicant shall provide testimony. It should be noted that since the building wall is located on the right-of-way line, anything attached to the building such as wall lights, etc. will be within the right-of-way.

2. Site Signage

- a. The plans do not depict any additional signage for the proposed residential building. The Applicant shall provide testimony to indicate if any wall signage is proposed. If so, the location shall be shown on the architectural plans and details provided to determine compliance.

3. Grading & Drainage

- a. The Applicant shall provide testimony to discuss how roof drainage will be handled.
- b. The proposed building is in close proximity to the existing adjacent buildings. The existing and proposed spot elevations at the proposed building corners and the existing building corners adjacent to the proposed building should be shown.
- c. The Applicant shall provide testimony to discuss how close the proposed building walls will be to the existing building walls and if there is space between the buildings, what is the proposed surface of these areas? It appears is some areas that the building touch. The constructability of the building in the available space should be discussed.

4. Landscaping & Lighting

- a. The Applicant shall provide testimony to discuss the glare onto the adjacent streets from the proposed wall lights.
- b. A note shall be added to the plan indicating "An identification tag attached at the nursery indicating the exact variety will be required on at least tree of each variety planted."
- c. Per §348-8.4C(14) all landscape areas other than single-family lots shall provide an irrigation system acceptable to the Planning Board. The Applicant shall provide testimony regarding their intentions to provide an irrigation system. The Applicant may require a waiver.
- d. Per §348-8.4D(4)(a)[1] requires that shade trees have a minimum caliper of 2 ½ - 3 inches, whereas the plant schedule indicates 2 – 2 ½ inches. The plan shall be revised, or the Applicant shall request a waiver.
- e. Per §348-8.4D(4)(a)[4] requires that shrubs have a minimum height or spread of 24 – 30 inches, whereas less is proposed. The plan shall be revised, or the Applicant shall request a waiver.
- f. The Applicant shall provide testimony to compare the amenities previously approved with the proposed amenities such as benches, trash receptacles, etc.
- g. The plant schedule indicates 8 SB, whereas 3 SB are provided on the plan. Revise accordingly.
- h. The plan labels 3 HFB, however this planting does not appear on the plant schedule. Revise accordingly.

- i. The Applicant shall provide testimony to discuss the maintenance of the landscaping and identify the party responsible for the maintenance.

5. Parking and Circulation

- a. Per §348-8.18R all rooms, exclusive of living rooms, dining rooms, kitchens, and bathrooms, which contain 70 square feet or more of floor area, shall be considered bedrooms. If a dining room is not directly accessible from and adjacent to both the kitchen and living room, it shall also be considered a bedroom. The architectural plans indicate a den area in all 23 units which would increase the parking requirement for the residential use from 45 parking spaces to 49 parking spaces. Testimony shall be provided.
- b. The required parking for both the residential use and the retail use is 114 parking spaces. The Applicant was granted a variance for 44 parking spaces with a condition that the Applicant obtain written designation from the Toms River Parking Authority for the 44 spaces. The Applicant requires an additional 70 spaces. A variance may be required.
- c. The Applicant shall provide testimony to discuss the progress with the Toms River Parking Authority in obtaining the required parking spaces.
- d. The Applicant is required to provide accessible parking per ADA requirements. The proposed uses require 5 accessible parking spaces. Testimony shall be provided to determine where the accessible parking will be located.
- e. The Applicant indicated that the roof top patio area will be open to any members of the public and could be leased if a member of the public obtained a permit from the Management Company of the building. Additional parking spaces may be required. The Applicant shall provide testimony to discuss the hours of operation for the retail use and the hours the roof top patio will be open to the public.

6. Solid Waste Storage

- a. The Applicant is proposing 1 trash receptacle at the intersection of Washington Street and Robbins Street. The Applicant shall provide testimony to discuss how often this trash receptacle will be emptied and the party responsible for emptying the trash receptacle and removing the trash from the property.
- b. The Applicant shall provide testimony as to where the refuse will be stored for the retail use and the frequency the refuse will be removed from the site, as well as the proposed method.
- c. The Applicant is proposing a trash compactor on each floor of the building. The adequacy of the trash compactor to handle the anticipated amount of refuse should be discussed.
- d. The Applicant should indicate how recyclable material will be collected, as well as bulk items for the retail use and how these items will be removed from the site.
- e. The Applicant should indicate how recyclable material will be collected, as well as bulk items for the residential use and how these items will be removed from the site.

7. **Utilities**

- a. The Applicant proposes to service the proposed building and uses with public water and public sanitary sewer. The Applicant will be required to obtain approvals by the applicable agencies.
- b. The existing utilities within Washington Street and Robbins Street shall be shown on the plans. The previously approved plans provide this information.

8. **Miscellaneous Comments**

- a. The building breakdown shown on the site plan shall be revised to be consistent with the revised architectural plans
- b. Municipal Application # X-23-B01-597 should be added to the plan.
- c. Proof of payment of any outstanding real estate taxes shall be provided.
- d. The Applicant shall secure all approvals from all outside agencies having jurisdiction over the project.
- e. A description of operations should be provided.
- f. The Applicant shall provide testimony to indicate how the project complies with the affordable housing requirements.

K. Conditions of Approval

In accordance with Ordinance Sections 348-6.10C and 348-6.12C, any resolution of approval shall be subject to the following conditions:

1. **§348-6.10C(1)(a) and §348-6.12C(6)** - Payment of required reproduction fee.
2. **§348-6.10C(1)(b) and §348-6.12C(2)** - Submission of additional prints of the plat and attachments for distribution, if required.
3. **§348-6.10C(1)(c) and §348-6.12C(4)** - Preliminary and Final Ocean County Planning Board approval, if not previously granted.
4. **§348-6.10C(1)(d) and §348-6.12C(5)** - Preliminary and Final Toms River Utilities Authority approval, if not previously granted.
5. **§348-6.10C(1)(e) and §348-6.12C(8)** - Bureau of Fire Prevention approval, if not previously granted.
6. **§348-6.10C(1)(f) and §348-6.12C(3)** - Publication of a notice of the decision by the Applicant.
7. **§348-6.10C(1)(g) and §348-6.12C(20)** - Any other conditions which may be imposed by the Planning Board or may be required by federal, state, or local law.
8. **§348-6.10C(2)** - The Planning Board may also condition its preliminary approval upon the Applicant providing for certain revisions or additions to the final plat submission.
9. **§348-6.10(E)** - Applicant's rights upon approval. Approval of a preliminary plat shall confer upon the Applicant all the rights set forth in N.J.S.A. 40:55D-49 and §348-3.1J(5) of this chapter.
10. **§348-6.10(F)** - Improvements not to be installed. Approval of a preliminary plat shall not confer upon the developer the right to undertake any clearing, grading and/or to install

any improvements prior to final plat approval unless it shall be determined by the Planning Board and the Township Engineer that said clearing, grading and/or installation of improvements would not hinder future development or create physical or aesthetic problems in the event that further development of the site plan is not undertaken and that required inspection fees have been paid, and adequate performance guaranties have been posted to provide for the cost to the Township of performing work that may be necessary to protect adjacent property owners and the public interest in the event that such clearing, grading and/or installation of improvements is not completed and/or further development of the site is not undertaken. Such performance guaranties shall include but are not limited to the cost to the Township of providing erosion control facilities, seeding, or otherwise stabilizing the site, drainage facilities necessary to protect off-tract areas from flooding, screening, or fencing that may be required and all improvements to be undertaken which are within public rights-of-way or easements.

11. **§348-6.12C(1)** - Proof of payment of any outstanding real estate taxes.
12. **§348-6.12C(7)** - Issuance of land disturbance permit, if not previously obtained.
13. **§348-6.12C(9)** - Issuance of tree removal permit, if required and not previously obtained.
14. **§348-6.12C(16)**- Granting of any required construction permits.
15. **§348-6.12C(17)** - Posting of required performance guaranties.
16. **§348-6.12C(18)** - Payment of required inspection fees.
17. **§348-6.12C(19)** - Evidence of a comprehensive general liability insurance policy in an amount not less than \$300,000 per occurrence, identifying and saving harmless the Toms River Township and its agencies, employees, and agents from any liability for any acts of the developer or his agents, contractors, or employees in the implementing of the approved site plan. The insurance policy shall provide for 30 days' notice to the Township prior to cancellation. It shall be a violation of this chapter for any property owner, subdivider, or builder to carry on the construction of a subdivision without having current valid evidence of insurance on file.
18. **§348-6.12C(21)** - The approval of a final plat major site plan shall expire two years after the date of approval or such further time as extended by the Planning Board if a building permit or, where a building permit is not required, a certificate of occupancy has not been obtained.
19. **§348-6.10D and §348-6.12D** - In the event that the application for development for a final plat of a major site plan is approved, a certification to that effect in this form:

Approved as a preliminary and final plat of a major site plan by the Toms River Township Zoning Board on _____

Chairperson

Attest:

Secretary

Date

shall be endorsed on the plat, and the original reproducible thereof shall be provided to the Zoning Board by the Applicant. Said original shall be signed by the Chairperson and Secretary or Assistant Secretary of the Zoning Board after they receive a certification from the Administrative Officer that all conditions of approval have been satisfied. After

signature, the plat shall be reproduced as provided for in §348-6.4 of this chapter and the original shall be returned to the Applicant.

20. **§348-6.12E** - Applicant's rights upon approval. Approval of a final plat shall confer upon the Applicant all the rights set forth in N.J.S.A. 40:55D-52 and §348-3.1J of this chapter.

L. Outside Agency Approvals

The Applicant is subject to the following outside agency approvals:

1. Ocean County Planning Board
2. Toms River Municipal Utilities Authority
3. New Jersey American Water Company
4. Toms River Forester
5. Toms River Township Bureau of Fire Prevention
6. Ocean County Soil Conservation District
7. All other outside agency approvals as may be required.

We reserve the right to request additional information and documents should the need arise after submission of the above, and/or testimony in the future merit the necessity of further clarification.

By copy of this letter, we are informing the Applicant, the Applicant's attorney, and the Applicant's engineer of the items to be addressed.

We thank you in advance for your time and cooperation with this matter and should you have any questions, please do not hesitate to contact our Toms River office.

God Bless America,

REMINGTON & VERNICK ENGINEERS



Ernest J. Peters, Jr., P.E., P.P., C.M.E.

MMG/EJP:mr

cc: Mr. Robert Chankalian, P.E. – Township Engineer (rjchankalian@tomsrivertownship.com)
Mr. David Roberts, P.P. – Township Planner (droberts@tomsrivertownship.com)
Mr. Robert Hudak, P.P. – Assistant Township Planner (rhudak@tomsrivertownship.com)
Mr. Richard Stanzione, Esq. – Planning Board Attorney (rstanzione@hdsdlaw.com)
27 Washington Street Associates, LLC – Applicant (jgluck@gluck-allen.com)
Mr. Mathew Wilder, P.E. – Applicant's Engineer (mathew@morganengineeringllc.com)
Mr. Massimo Yezzi, Jr., R.A. – Applicant's Architect (info@yezziassociates.com)
Mr. Gregory J. Hock, Esq. – Applicant's Attorney (greghock@outlook.com)
Mr. Alan B. Dittenhofer, P.E., P.P., C.M.E. - RVE